

**City Of Santee
Regular Meeting Agenda**

**Santee City Council
Community Development Commission
Santee Public Financing Authority**

**Council / Commission / Authority Chamber
10601 Magnolia Avenue
Santee, CA 92071**

**June 14, 2006
7:00 PM**

(Call meeting to order as City Council/Community Development Commission/Public Financing Authority)

ROLL CALL: Mayor Randy Voepel
Vice Mayor Brian Jones
Council Members Jack Dale, John Minto & Hal Ryan

INVOCATION: Pastor Justin McMurdie, Santee Christian Church

PLEDGE OF ALLEGIANCE:

PROCLAMATION: SHELL-SEA THOMPSON DAY - PERFECT ATTENDANCE

PRESENTATIONS: PRESENTATION OF FUNDS TO CITY COUNCIL BY SANTEE-LAKESIDE ROTARY FOR IMPROVEMENTS TO THE ROTARY GROVE AREA OF WEST HILLS PARK

PRESENTATION OF FUNDS TO CITY COUNCIL BY WASTE MANAGEMENT FOR SANTEE SALUTES EVENT

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:**1. CONSENT CALENDAR:**

Consent Calendar items are considered routine and will be approved by one motion, with no separate discussion prior to voting. Council Members, staff or public may request specific items be removed from the Consent Calendar for separate discussion or action. Speaker slips for this category must be presented to the City Clerk before the meeting is called to order. Speakers are limited to 3 minutes.

- (A) **Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) **Approval of Meeting Minutes:**
 - Santee City Council 5-24-06 Regular Meeting**
 - Community Development Commission 5-24-06 Regular Meeting**
 - Santee Public Financing Authority 5-24-06 Regular Meeting**
- (C) **Approval of Payment of Demands as Presented.**
- (D) **Adoption of November 7, 2006 General Municipal Election Resolutions: (1) Calling and Giving Notice of the November 7, 2006 Election for Three Members of the City Council; (2) Requesting the Board of Supervisors to Conduct and Consolidate the General Municipal Election with the Statewide General Election and Authorizing the Registrar of Voters to Provide Services; (3) Pertaining to a Prepaid Candidate's Statement; and (4) Regarding Tie Votes.**
- (E) **Construction Change Order Status Report #2 for the Forester Creek Improvement Project, CIP 2002-21.**
- (F) **Adoption of a Resolution Accepting the Public Improvements for Cuyamaca Town Commons, DR 2003-01. (Location: Cuyamaca Street South of Bingham Road)**
- (G) **Approval of Proposed 2006 Pavement Management Program for Repaving Portions of Mission Gorge Road and Magnolia Avenue.**
- (H) **Rejection of All Bids for Urban Forestry Management (RFB06/07-2) and Authorization for a 90-Day Extension to West Coast Arborists Incorporated to Continue Service Until a New Contract is Awarded.**
- (I) **Adoption of a Resolution Establishing Permanent "Stop" Signs on Cottonwood Avenue at the Intersection of Buena Vista Avenue.**
- (J) **Adoption of a Resolution Establishing a Permanent "Stop" Sign on Rhone Road at the Intersection with Pryor Drive.**

- (K) Approval of FY 2006-07 Agreement Renewal Between the City of Santee and the County of San Diego for Advanced Life Support (Paramedic) Services in County Service Area 69 (CSA 69) and Authorization for the City Manager to Execute the Agreement.
- (L) Approval and Appropriation of FY 2005 State Homeland Urban Area Security Initiative Grant Funds of \$21,902 for the Purchase of Rescue Equipment.
- (M) Adoption of a Resolution Levying Charges for Fire Suppression Service for FY 2006-07.
- (N) Approval of the Ninth Amendment to the Agreement with the County of San Diego for the Provision of Animal Control Services and Authorization for the City Manager to Execute the Agreement.
- (O) Approval of Third Amendment to Professional Services Agreement with HDR/Brown Vence Associates relating to Sycamore Landfill Expansion & Authorizing Staff to Approve Additional Services, as necessary, Limited to \$25,000.

2. PUBLIC HEARINGS:

- (A) Public Hearing for an Ordinance Amending Title 15 of the Municipal Code to Adopt the 2000 Uniform Fire Code and the California Amendments thereto Prescribing Regulations Governing Conditions Hazardous to Life and Property From Fire, Hazardous Materials or Explosion; and Providing for the Issuance of Permits for Hazardous Uses or Operations. (Continued from 5/24/06)

Recommendation:

- (1) Conduct and close the public hearing and Adopt Ordinance.

- (B) **Public Hearing for a Tentative Map (TM05-14), a Development Review Permit (DR05-30), and Conditional Use Permit (P05-08) to Develop 18 Attached Residential Condominium Units and Common Recreation Amenities on a 1-Acre Site at 8850 Olive Lane in the Medium-High Density Residential (R-14) Zone. (Applicant: Pacific Homes International)**

Recommendation:

- (1) Conduct and close the public hearing;
- (2) Approve the Negative Declaration (AEIS 05-36) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA); and
- (3) Adopt three Resolutions approving Tentative Map TM05-14, Development Review Permit DR05-30, and Conditional Use Permit P05-08.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS:

5. CONTINUED BUSINESS: None

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

Each person wishing to address the City Council regarding items not on the posted agenda may do so at this time. In accordance with State law, Council may not take action on an item not scheduled on the Agenda. If appropriate, the item will be referred to the City Manager or placed on a future agenda.

8. CITY MANAGER REPORTS:

9. COMMUNITY DEVELOPMENT COMMISSION:

(Note: Minutes appear as Item 1B)

A. CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code section 54956.8)

Property: 9305, 9312 & 9261 Mission Gorge, Santee, California,
Assessor Parcel Numbers 383-124-38, 39 & 41

Agency Negotiator: Executive Director

Negotiating Party: Ghazwan Kalasho and Sana Kalasho.

Under Negotiation: Price and Terms of Payment

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS:

12. CLOSED SESSION:

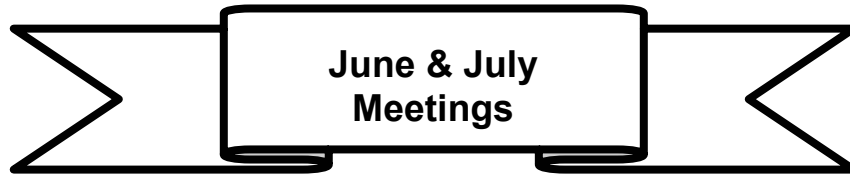
(A) CONFERENCE WITH LABOR NEGOTIATOR

(Gov. Code section 54957.6)

Agency Designated Representatives: City Manager

Unrepresented Employees: All Full-Time Miscellaneous & Management
Employees

13. ADJOURNMENT:



June	14	City Council/CDC/SPFA Meeting	Chamber
June	15	S.M.H.F.P. Commission	Chamber
June	28	City Council/CDC/SPFA Meeting	Chamber
June	22	Human Relations Advisory Board	Chamber Conf Room
July	6	Santee Park and Recreation Committee	Building 6 Conf Room
July	12	City Council/CDC/SPFA Meeting	Chamber
July	26	City Council/CDC/SPFA Meeting	Chamber
July	27	Human Relations Advisory Board	Chamber Conf Room

The Santee City Council welcomes you and encourages your continued interest and involvement in the City's decision-making process.

For your convenience, a complete Agenda Packet is available for public review at the Santee Library, City Hall and on the City's website at www.ci.santee.ca.us.

The City of Santee complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (619) 258-4100, ext. 112 at least 48 hours before the meeting, if possible.

State of California }
County of San Diego } ss.
City of Santee }

AFFIDAVIT OF POSTING AGENDA

I, Linda A. Troyan, MMC, City Clerk of the City of Santee, hereby declare, under penalty of perjury, that a copy of this Agenda was posted in accordance with Resolution 61-2003 on June 9, 2006 at 4:30 p.m.

Signature

6/9/06
Date

MEETING DATE June 14, 2006

AGENDA ITEM NO. PROC

ITEM TITLE PROCLAMATION: SHELL-SEA THOMPSON DAY

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY

Shell-Sea Rose Thompson graduated from Santana High School on June 8, 2006 as Salutatorian of her class with a 4.7 GPA. She plans to further her education at UCSD in the fall and hopes to become a veterinarian.

Shell-Sea has attended Santee schools all of her life with perfect attendance beginning with Early Admission to Kindergarten (EAK), Kindergarten at Rio Seco, 1st through 8th grade at Cajon Park Elementary and finally Santana High School.

Shell-Sea's excellent work-ethic and dedication to academic excellence is remarkable and deserves recognition.

A proclamation has been prepared in recognition of Shell-Sea's many accomplishments and will be presented to her at this meeting.

FINANCIAL STATEMENT N/A

RECOMMENDATION Proclaim June 15, 2006 as Shell-Sea Thompson day.

ATTACHMENTS (Listed Below)

Proclamation.

City of Santee, California

Proclamation

WHEREAS, Shell-Sea is the Santana High School Salutatorian for the Class of 2006, and has earned a 4.7 GPA; and

WHEREAS, Shell-Sea has been awarded an Outstanding Achievement in English, Excellence in Math, the Bank of America Award in English and an Outstanding Student Award by Santana High School Staff; and

WHEREAS, Shell-Sea lettered in 3 varsity sports (Soccer, Lacrosse and Field Hockey), and was awarded special recognition in Field Hockey including MVP, Second Team All League, First Team All League, and All Team CIF; and

WHEREAS, Shell-Sea volunteers her time to many organizations, including animal rescue groups and various high school club organizations, and has volunteered over 600 hours of valuable service; and

WHEREAS, Shell-Sea has NEVER, EVER missed a day of school in 13½ years, if you count Early Admission to Kindergarten (EAK).

NOW, THEREFORE, I, Randy Voepel, Mayor of the City of Santee, on behalf of the Santee City Council, do hereby proclaim, June 15, 2006 as

SHELL-SEA THOMPSON

day in the City of Santee in honor of your accomplishments and wish you great success in all of your future endeavors.

IN WITNESS WHEREOF, I have hereunto set my hand this fourteenth day of June, two thousand six, and have caused the Official Seal of the City of Santee to be affixed.

Mayor Randy Voepel

MEETING DATE June 14, 2006

AGENDA ITEM NO. PRES

ITEM TITLE PRESENTATION OF FUNDS BY SANTEE/LAKESIDE
ROTARY

DIRECTOR/DEPARTMENT Randy Voepel, Mayor

SUMMARY The Santee-Lakeside Rotary will be presenting a check to the City in the amount of \$3,354.00. These funds are being reimbursed to the City for the recent investment in trail improvements through the area of West Hills Park commonly known as Rotary Grove. Rotary Grove lies on the western edge of West Hills Park. These new trail improvements consisted of the construction of metal trail edging material and the placement of decomposed granite material as a walking surface. The improvements were completed by members of the Santee-Lakeside Rotary Club on April 29, 2006 which was "Rotarians at Work Day".

Here to present a check for these funds is Howard Kummerman, President of the Santee-Lakeside Rotary Foundation and Allen Carlisle, President-Elect of the Santee-Lakeside Rotary Club.

FINANCIAL STATEMENT N/A

RECOMMENDATION N/A

ATTACHMENTS (Listed Below)

None

MEETING DATE

JUNE 14, 2006

AGENDA ITEM NO. PRES

ITEM TITLE

**PRESENTATION OF FUNDS TO CITY COUNCIL BY WASTE
MANAGEMENT FOR SANTEE SALUTES EVENT**

DIRECTOR/DEPARTMENT

Mayor Randy Voepel

SUMMARY

For several years, Waste Management has been a Presenting Sponsor of Santee Salutes, the City's July 4th fireworks showcase and signature event.

At tonight's meeting, Waste Management will present a check to the City Council in the amount of **\$25,000.00**.

FINANCIAL STATEMENT

Waste Management's contribution will be used to offset costs associated with the Santee Salutes event, including but not limited to the fireworks showcase and other entertainment.

RECOMMENDATION

Accept the contribution from Waste Management and recognize them as a valuable member of our corporate community.

ATTACHMENTS (Listed Below)

MEETING DATE: June 14, 2006

AGENDA ITEM NO. 1B

ITEM TITLE APPROVAL OF MEETING MINUTES: SANTEE CITY COUNCIL, COMMUNITY DEVELOPMENT COMMISSION AND SANTEE PUBLIC FINANCING AUTHORITY REGULAR MEETING OF MAY 24, 2006.

DIRECTOR/DEPARTMENT Linda A. Troyan, MMC, City Clerk

SUMMARY

Submitted for your consideration and approval are the minutes of the above meetings.

FINANCIAL STATEMENT N/A

RECOMMENDATION

Approve Minutes

ATTACHMENTS (Listed Below)

Minutes

Minutes

**Santee City Council
Community Development Commission
Santee Public Financing Authority**

Draft

**Council Chambers
10601 Magnolia Avenue
Santee, California**

May 24, 2006

This Regular Meeting of the Santee City Council, Community Development Commission and the Santee Public Financing Authority was called to order by Mayor/Chairperson/Chair Randy Voepel at 7:04 p.m.

Council Members present were: Mayor/Chairperson/Chair Randy Voepel, Vice Mayor/Vice Chairperson/Vice Chair Brian W. Jones and Council/Commission/Authority Members Jack E. Dale and John W. Minto. Council/Commission/Authority Member Hal Ryan entered the meeting at 7:09 p.m.

Staff present were: City Manager/Executive Director/Secretary Keith Till, Deputy City Manager/Director of Development Services Doug Williford, City/Commission/Authority Attorney Shawn Hagerty, Finance Director/Treasurer Tim McDermott, Director of Community Services John Coates, Director of Fire and Life Safety Bob Pfohl,, Director of Human Resources Jodene Dunphy, City Planner Melanie Kush, Santee Sheriff's Station Captain Greg Reynolds, City Clerk/City Commission Secretary Linda Troyan, and Deputy City Clerk/Deputy City Commission Secretary Patsy Bell.

(Note: Hereinafter the titles Mayor, Vice Mayor, Council Member, City Manager, City Attorney, City Clerk and Deputy City Clerk shall be used to indicate Mayor/Chairperson/Chair, Vice Mayor/Vice Chairperson/Vice Chair, Council/Commission/Authority Member, City Manager/Executive Director/ Secretary, City/Commission/Authority Attorney, City Clerk/Commission Secretary, Deputy City Clerk/ Deputy Commission Secretary.)

The **INVOCATION** was given by Pastor Jason Yetz from Calvary Chapel of Santee and the **PLEDGE OF ALLEGIANCE** was led by Sandy Pugliese, Sharp Grossmont Hospital Representative and former Santee School District Board Member.

**PROCLAMATION: MAY 31, 2006 AS SHARP GROSSMONT HOSPITAL -
WORLD NO TOBACCO DAY**

Mayor Voepel presented the Proclamation to Sandy Pugliese, Sharp Grossmont Hospital Representative and former Santee School District Board Member.

Added Item

PROCLAMATION: DOUG WILLIFORD

Mayor Voepel announced that long-time employee Deputy City Manager/Director of Development Services Doug Williford will be leaving Santee in early June and noted how much he will be missed. Council Member Dale presented a Proclamation, a Crystal City Seal, a City Cross pen and a gold lapel pin to Doug Williford and thanked him for his dedication and 24 years of exceptional service to the City and the community. Mayor Voepel additionally presented a dozen pink roses to Doug for his wife, since she was unable to attend.

ITEMS TO BE ADDED, DELETED OR RE-ORDERED ON AGENDA:

Mayor Voepel requested Item 2(A) be reordered to the Consent Calendar.

1. CONSENT CALENDAR:

- (A) Approval of Reading by Title Only and Waiver of Reading in Full of Ordinances on Agenda.**
- (B) Approval of Meeting Minutes:
Santee City Council 5-10-06 Regular Meeting
Community Development Commission 5-10-06 Regular Meeting
Santee Public Financing Authority 5-10-06 Regular Meeting**
- (C) Approval of Payment of Demands as Presented.**
- (D) Approval of the Expenditure of \$78,516.32 to Pay for April 2006 Legal Services and Appropriation of \$90,000 from General Fund Reserves for Estimated Legal Services Through June 30, 2006.**
- (E) Rejection of Claim Against the City Filed by Carmen M. Corbin.**
- (F) Adoption of Two Resolutions Approving the Engineer's Report, and Declaring the City Council's Intention to Levy Assessments and Setting a Public Hearing for the FY 06-07 Santee Roadway Lighting District. (Resos: ER-35-2006, PH 36-2006)**
- (G) Adoption of Two Resolutions Approving the Engineer's Report, Declaring the City Council's Intention to Levy Assessments and**

Setting a Public Hearing for the FY 06-07 Town Center Landscape District. (Resos: ER-37-2006, PH 38-2006)

- (H) Adoption of Two Resolutions Approving the Engineer's Report, and Declaring the City Council's Intention to Levy Assessments and Setting a Public Hearing for the FY 06-07 Santee Landscape Maintenance District. (Resos: ER-39-2006, PH 40-2006)**

Reordered to Consent:

2. PUBLIC HEARINGS:

- (A) Public Hearing for an Ordinance Amending Title 15 of the Municipal Code to Adopt the 2000 Uniform Fire Code and the California Amendments thereto Prescribing Regulations Governing Conditions Hazardous to Life and Property From Fire, Hazardous Materials or Explosion, and Providing for the Issuance of Permits for Hazardous Uses or Operations.**

Recommendation: Continue the Public Hearing and Second Reading of the Ordinance to June 14, 2006. **(Continued to June 14, 2006)**

ACTION: On motion of Council Member Minto, seconded by Vice Mayor Jones, the Agenda and Consent Calendar were approved as amended with all voting aye.

3. ORDINANCES (First Reading): None

4. CITY COUNCIL REPORTS:

- (A) Possible Cancellation of a Regular City Council Summer Meeting.**

Mayor Voepel discussed possible cancellation dates of a summer meeting to allow for vacations.

ACTION: On motion of Council Member Ryan, seconded by Vice Mayor Jones, the Regular meeting of July 26, 2006 was cancelled and the City Clerk directed to post appropriated notices with all voting aye.

- (B) A Resolution in Support of Federal and State Measures to Enforce Existing Restrictions Regarding Access by Illegal Immigrants to**

**Government Funded Assistance and Support Programs. (Dale)
(Reso 41-2006)**

Council Member Dale presented the staff report and provided amended language for the proposed Resolution.

ACTION: On motion of Council Member Dale, seconded by Council Member Minto, the amended Resolution was adopted and staff directed to forward a copy to the State with all voting aye.

5. CONTINUED BUSINESS: None

6. NEW BUSINESS: None

7. COMMUNICATION FROM THE PUBLIC:

(A) Eid Fakhouri expressed concerns regarding the impact on his neighborhood of a recently proposed development near Carlton Oaks Country Club.

Director of Development Services/Deputy City Manager Williford answered Council's questions regarding the Tuscan Creek project and noted the project is due to come before Council in the next few months. It was brought up that the Country Club's lease is coming up for renewal and may have impacts on the project. By concurrence, Council asked staff to provide them with a complete packet of information before the project comes to a Council meeting.

Mayor Voepel noted the Country Club is a client of his and therefore he has always abstained from items relating to it due to the possibility of a conflict of interest. He asked City Attorney Hagerty to research and make a determination regarding his eligibility to participate given the fact that the Country Club may no longer be the business owner/property renter when the project comes before Council.

(B) Sue Quigley spoke of her concerns with the traffic and timing of signal lights, especially on Mission Gorge Road at Lowe's/Kohl's.

8. CITY MANAGER REPORTS: None

9. COMMUNITY DEVELOPMENT COMMISSION:
(Note: Minutes appear as Item 1B)

10. SANTEE PUBLIC FINANCING AUTHORITY:

(Note: Minutes appear as Item 1B)

11. CITY ATTORNEY REPORTS: None

12. CLOSED SESSION: None

13. ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:50 p.m.

Date Approved:

Linda A. Troyan, Commission Secretary
and for Authority Secretary Keith Till

MEETING DATE

June 14, 2006

AGENDA ITEM NO. 1C**ITEM TITLE** PAYMENT OF DEMANDS**DIRECTOR/DEPARTMENT**

Tim K. McDermott/Finance

SUMMARY

A listing of checks that have been disbursed since the last Council meeting is submitted herewith for approval by the City Council.

FINANCIAL STATEMENT

Adequate budgeted funds are available for the payment of demands per the attached listing.

RECOMMENDATION

Approval of the payment of demands as presented.

ATTACHMENTS (Listed Below)

- 1) Payment of Demands-Summary of Checks Issued
- 2) Disbursement Journal

Payment of Demands
Summary of Checks Issued

<u>Date</u>	<u>Description</u>	<u>Amount</u>
05/17/06	Accounts Payable	\$ 206,407.21
05/24/06	Accounts Payable	2,964,592.08
05/31/06	Accounts Payable	58,771.09
05/25/06	Payroll	395,990.05
06/08/06	Payroll	<u>400,499.31</u>
	TOTAL	<u>\$4,026,259.74</u>

I hereby certify to the best of my knowledge and belief that the foregoing demands listing is correct, just, conforms to the approved budget, and funds are available to pay said demands.

Tim K. McDermott, Director of

Finance

MEETING DATE: JUNE 14, 2006

AGENDA ITEM NO.1D

ITEM TITLE NOVEMBER 7, 2006 GENERAL MUNICIPAL ELECTION
RESOLUTIONS

DIRECTOR/DEPARTMENT Linda A. Troyan, MMC, City Clerk

SUMMARY

The City of Santee is scheduled to conduct a General Municipal Election on November 7, 2006 for the purpose of electing three (3) Members of the City Council.

The candidate Filing Period for the November election is from Monday, July 17, 2006, at 8:00 a.m. to Friday, August 11, 2006, at 5:00 p.m. If an incumbent does not file, the period is extended to Wednesday, August 16, 2006 at 5:00 p.m. for candidates other than the incumbent to file for that office.

Adoption of the attached resolutions is required to begin the election process and consolidate with the Statewide election to be held on the same date.

(Continued on Page 2)

FINANCIAL STATEMENT

There is \$20,000 budgeted in the 2006-07 budget for election costs. The Registrar of Voters estimates their fees to be approximately \$18,000 for conducting the election. If a measure is added before the August 11th deadline, additional funds would be required.

RECOMMENDATION

Adopt four (4) resolutions:

- (1) calling and giving notice of the November 7, 2006 election for three Members of the City Council;
- (2) requesting the Board of Supervisors to conduct and consolidate the General Municipal Election with the Statewide General Election and authorizing the Registrar of Voters to provide services;
- (3) pertaining to a prepaid Candidate's Statement; and
- (4) regarding tie votes.

ATTACHMENTS (Listed Below)

Resolutions (4)

STAFF REPORT ELECTION RESOLUTIONS

The Resolutions are:

(1) calling and giving notice of the November 7, 2006 election for Mayor and one Council Member;

(2) requesting the Board of Supervisors to conduct and consolidate the General Municipal Election with the Statewide General Election and authorizing the Registrar of Voters to provide services;

(3) pertaining to a prepaid Candidate's Statement and Translation. Candidates may file a Candidate's Statement for the Voter's Pamphlet and Council determines if the statement is to be 200 or 400 words. Historically, Council has designated a 200 word statement, which is one-half of a page and a lesser cost. This resolution continues to reflect a 200 word statement. The Registrar of Voters estimates a cost of approximately \$280 for a 200 word statement and \$380 for 400 words. The Federal Voting Rights Act requires voters' pamphlets to be translated in other languages as specified by the Registrar of Voters (Spanish, Vietnamese, Tagalog).

(4) regarding tie votes is **OPTIONAL** and is being provided to Council at this time for consideration. Resolution of a tie vote may be decided either by lot (e.g., tossing a coin, etc.) or by conducting a Special Run-off Election involving only those candidates who receive an equal number of votes. If by lot, adoption of this resolution would be appropriate. If Council should decide a Special Runoff Election be conducted, then the appropriate Resolution would be brought back at the next meeting. A Special Election would cost in excess of \$100,000.

If it becomes necessary to place a measure on the November ballot, additional resolutions relating to such measure will be prepared for Council consideration.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL
MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 7, 2006, FOR THE
ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE
LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES**

WHEREAS, under the provisions of the laws relating to General Law cities in the State of California, a General Municipal Election shall be held on November 7, 2006, for election of Municipal Officers.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER as follows:

SECTION 1. That pursuant to the laws of the State of California relating to General Law Cities there is called and ordered to be held in the City of Santee, California on, Tuesday, November 7, 2006, a General Municipal Election for the purpose of electing three Members of the City Council for the full term of four years.

SECTION 2. That the Ballots to be used at the election shall be in form and content as required by law.

SECTION 3. That the City Clerk is authorized, instructed and directed to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 4. That the polls for the election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, except as provided in Section 14401 of the Elections Code of the State of California.

SECTION 5. That in all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections.

SECTION 6. That notice of the time and place of holding the elections is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form and manner as required by law.

SECTION 7. That the City Clerk shall certify to the passage and adoption of this Resolution and shall enter it into the book of original Resolutions.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of June 2006, by the following roll call vote to wit:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA,
REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO
CONDUCT AND CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD IN THE
CITY OF SANTEE ON TUESDAY, NOVEMBER 7, 2006 WITH THE STATEWIDE GENERAL
ELECTION TO BE HELD ON THE SAME DAY

WHEREAS, the City Council of the City of Santee has called a General Municipal Election to be held in this City on Tuesday, November 7, 2006, for the purpose of the election of three Members of the City Council; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General Election to be held on the same date and that within the city precincts, polling places and election officers of the two elections be the same, and that the Registrar of Voters of the County of San Diego canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election; and

WHEREAS, Section 439.1 of the Administrative Code of the County of San Diego authorizes the Registrar of Voters of the County of San Diego to render specified services relating to the conduct of an election to any city or district which has by resolution requested the Board of Supervisors to permit the Registrar to render the services, subject to requirements set forth in that section.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. That pursuant to the requirements of Section 10403 of the Elections Code, the City Council of the City of Santee does hereby request the Board of Supervisors of the County of San Diego to consent and agree to the consolidation of the General Municipal Election for the election of three Members of the City Council with the Statewide General Election to be held Tuesday, November 7, 2006 in the City of Santee, and thereby authorize the Registrar of Voters to perform and render all services and proceedings necessary to conduct said election.

SECTION 2. That the Registrar of Voters is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and only form of ballot shall be used.

SECTION 3. That the County of San Diego shall be reimbursed in full by the City of Santee for the services performed by the Registrar of Voters for the said election upon presentation of a bill.

SECTION 4. That the City Clerk is hereby directed to file certified copies of this resolution with the Board of Supervisors and the Registrar of Voters of the County of San Diego.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of June 2006, by the following roll call vote to wit:
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR

ELECTIVE OFFICE PERTAINING TO MATERIALS SUBMITTED TO THE
ELECTORATE AND THE COSTS THEREOF FOR THE GENERAL MUNICIPAL
ELECTION TO BE HELD ON TUESDAY, NOVEMBER 7, 2006

WHEREAS, Section 13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidate's statement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER as follows:

SECTION 1. GENERAL PROVISIONS. That pursuant to Section 13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at the General Municipal Election to be held in the City of Santee on November 7, 2006, may prepare a candidate's statement on an appropriate form provided by the City Clerk. Such statement may include the name, age and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. Such statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed in typewritten form in the Office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

SECTION 2. FOREIGN LANGUAGE POLICY.

- a. Pursuant to the Federal Voting Rights Act, the City may be required to translate candidates' statements into the following languages: Spanish, Vietnamese, and Tagalog.
- b. The City Clerk shall have all candidates' statements translated into the language specified in (a) above.

SECTION 3. ADDITIONAL MATERIALS. No candidate will be permitted to include additional materials in the sample ballot package.

SECTION 4. PAYMENT. The City Clerk shall estimate the total cost of printing, handling, translating as specified, and mailing the candidate's statements filed pursuant to the Elections Code, including costs incurred as a result of complying with the Voting Rights Act and require each candidate filing a statement to pay in advance his or her estimated pro rata share of \$280 (including translation) as a condition of having his or her statement included in the voter's pamphlet. The estimate is just an approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements.

Accordingly, the City Clerk is not bound by the estimate and shall bill each candidate for any additional actual expenses, or shall refund any excess paid, depending on the final actual cost. In the event of underpayment, the clerk shall require the candidate to pay the balance of the costs incurred. In the event of overpayment, the clerk shall prorate the excess amount among the candidates and refund the excess amount paid within 30 days of the election.

SECTION 5. The City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

SECTION 6. All previous Resolutions establishing Council policy on payment for candidate's statements are repealed.

SECTION 7. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

ADOPTED by the City Council of the City of Santee, California, at a Regular Meeting thereof held this 14th day of June 2006, by the following roll call vote to wit:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE
ADOPTING A PROCEDURE TO RESOLVE TIE VOTES BY LOT.

WHEREAS, pursuant to Section 15651 of the Elections Code, the City Council may adopt a procedure to resolve a tie vote by lot or by conducting a special runoff election involving only those candidates who received an equal number of votes and the highest number of votes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Santee as follows:

1. Pursuant to Elections Code 15651, if at any election, two or more persons receive an equal and the highest numbers of votes for an office to be voted upon in the City of Santee, the tie shall be resolved by lot.
2. Upon a tie vote, the City Council shall forthwith summon the candidates who have received the tie votes, whether upon the canvass of the returns or upon a recount by a court, to appear before Council at such time and place as may be designated by Council. The Council shall at that time and place determine the tie by lot.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Santee at its regular meeting held this 14th day of June, 2006 by the following roll call vote:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, MMC, CITY CLERK

MEETING DATE

June 14, 2006

AGENDA ITEM NO. 1E

**ITEM TITLE CONSTRUCTION CHANGE ORDER STATUS REPORT #2
FOR THE FORESTER CREEK IMPROVEMENT PROJECT, CIP 2002-21**

DIRECTOR/DEPARTMENT

Keith Till, City Manager

SUMMARY

Construction Change Order Status Report #1 for the Forester Creek Improvement Project was presented at the April 12, 2006 City Council meeting. Since that meeting an additional six change orders have been approved as follows:

- Three no cost change orders
- One change order that is paid for by Padre Dam Municipal Water District
- Two changes orders that the City has initiated

The change order paid for by Padre Dam Municipal Water District requires the appropriation of \$7,131 in reimbursement revenue to be received from them. The two change orders initiated by the City result in a net credit of \$55,876. One change order deletes chain link fence that is not needed and the other adds 300 feet of concrete ditch near the future Maintenance Yard.

The attached Change Order Status Report #2 shows all ten change orders approved to date. It is worth noting that although ten change orders have been approved, the cost impact to the City results in a credit of \$55,876.

FINANCIAL STATEMENT

City Council has previously given staff authorization to approve change orders up to \$1,000,000. The change orders contained within the attached report total \$127,997.65 leaving staff with a remaining authorization of \$872,002.35.

RECOMMENDATION

Note and file report and appropriate \$7,131 in reimbursement revenue to be received from Padre Dam Municipal Water District.

ATTACHMENTS

Change Order Status Report #2

Forester Creek
Change Order Status Report #2

CONSTRUCTION CHANGE ORDER NO.	FUNDING SOURCE	AMOUNT	BALANCE
1:Delay Start of Work to January 3, 2006	City of Santee	\$0.00	\$1,000,000.00
<u>Description</u> This change order was created to assist in minimizing traffic impacts to Mission Gorge Road during the 2005 holiday season.			
2:Add fencing materials to Materials on Hand for Partial Payment	City of Santee	\$0.00	\$1,000,000.00
<u>Description</u> The Contractor requested that fencing materials be added to the list of materials that can be paid for upon delivery and prior to installation. This avoids the Contractor from being heavily impacted by the sharp increase in steel prices throughout the duration of the project.			
3: Receive, Assume Ownership, Protect, Load & Offload 48" Pipe Materials	PDMWD	\$7,872.00	\$992,128.00
<u>Description</u> This change order pays the Contractor to receive and assume ownership of the 48" pipe for approximately 2 months prior to the contractor's installation date. The change also compensates the Contractor for protection of the material until it will be placed.			
4: Install upgraded 36" Valve and Associated Appurtenances for El Capitan Water Pipeline	PDMWD	\$168,871.00	\$823,257.00
<u>Description</u> PDMWD requested this change to add a valve to the existing 36" waterline in Mission Gorge Road east of Carlton Oaks to assist in diverting water during the planned relocation and upsizing of the existing 36" Steel Pipe within the Forester Creek Improvement Project and for future pipeline operations.			
5: Reduce diameter of jacked steel casing 36" sewer pipe --MGR	City of El Cajon	\$0.00	\$823,257.00
<u>Description</u> This change order reduces the diameter of the specified steel casing required to jack the 36" City of El Cajon VCP Sewer Pipe across Mission Gorge Road.			

CONSTRUCTION CHANGE ORDER NO.	FUNDING SOURCE	AMOUNT	BALANCE
6: Revise filter fabric requirements associated with placement of 36" sewer pipe	City of El Cajon	\$0.00	\$823,257.00
<u>Description</u> This change order revises the requirements for placement of filter fabric in association with the construction of the City of El Cajon 36 inch Sewer Interceptor Pipe.			
7: Revise construction easement in Al's Sports Shop parking lot	PDMWD	\$0.00	\$823,257.00
<u>Description</u> This change order increases the area that is available for use by the Contractor within Al Treadway's Property – Al's Sporting Goods.			
8: Bolts, nuts, gaskets for 48" PDMWD CMCL Waterline	PDMWD	\$7,131.00	\$816,126.00
<u>Description</u> This change order provides for the Contractor to purchase and provide material, identified as 'Bolts, Nuts and Gaskets', for the construction of PDMWD's 48" waterline.			
9: Delete chain link fence	City of Santee	(\$68,282.10)	\$884,408.10
<u>Description</u> This change order eliminates 2,355 feet of 6' Chain Link Fence along the boundary of the future location of SR-52 and the northerly edge of Forester Creek. This fence was planned as a temporary fence which would eventually be removed during construction of SR-52. The City has decided to eliminate this fence in this contract.			
10: Additional trapezoidal gunite ditch to future City Maintenance Yard	City of Santee	\$12,405.75	\$872,002.35
<u>Description</u> This change order calls for adding 300 feet of Trapezoidal Gunite Ditch (Type 2) to the contract. Trapezoidal Gunite Ditch is being added to facilitate drainage from the northerly boundary of the City of Santee Maintenance Facility to a drainage ditch that will be constructed around the perimeter of the Caltrans SR-52 stockpile.			

MEETING DATE

June 14, 2006

AGENDA ITEM NO. 1F

ITEM TITLE **RESOLUTION** **ACCEPTING** **THE** **PUBLIC**
IMPROVEMENTS FOR CUYAMACA TOWN COMMONS (DR 2003-01).
LOCATION: CUYAMACA STREET SOUTH OF BINGHAM ROAD

DIRECTOR/DEPARTMENT

Douglas Williford, Development Services

SUMMARY

The public improvements for Cuyamaca Street constructed by Cuyamaca Town Commons, LLC for the Cuyamaca Town Commons project are complete and ready for acceptance and incorporation into the City maintained street system.

All required improvements have been constructed in accordance with the Resolution of Approval, the accepted plans and to the satisfaction of the Director of Development Services.

Attached is a resolution accepting the public improvements.

ENVIRONMENTAL REVIEW

Environmental review was completed at the time of development review approval.

FINANCIAL STATEMENT

Acceptance of these public improvements will result in a minor increase in City street maintenance costs. These costs will be offset by increased tax revenues.

RECOMMENDATION

Adopt the attached resolution

ATTACHMENTS (Listed Below)

Vicinity Map

Resolution

**RESOLUTION ACCEPTING THE PUBLIC IMPROVEMENTS FOR CUYAMACA
TOWN COMMONS (DR 2003-01). LOCATION: CUYAMACA STREET SOUTH OF
BINGHAM ROAD**

WHEREAS, Cuyamaca Town Commons, LLC, the developer of the Cuyamaca Town Commons project, was required to construct certain public improvements as a condition of their Development Review permit; and

WHEREAS, the public improvements are constructed according to the, accepted plans and the resolution of approval for the project to the satisfaction of the Director of Development Services; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, does hereby accept the public improvements and incorporates them into the City's maintained street system.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this 14th day of June, 2006, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

MEETING DATE

JUNE 14, 2006

AGENDA ITEM NO. 1G**ITEM TITLE****PROPOSED 2006 PAVEMENT MANAGEMENT PROGRAM****DIRECTOR/DEPARTMENT**

Keith Till, City Manager

SUMMARY

For the next phase of the City's Pavement Management Program, there is \$1,514,000 currently available in the FY2006-07 budget. For the past several years the City has prioritized streets within residential neighborhoods for re-paving and, in some cases, full reconstruction. While some work has been completed during this time on major roads, including small sections of Mission Gorge Road and Mast Boulevard last year, they have not been priorities.

Significant progress has been achieved in re-paving the residential neighborhoods that had been in the worst condition. While there are still a number of neighborhoods which need attention, the on-going deterioration of various major streets throughout the community is becoming more noticeable and, therefore, more of an immediate priority.

Therefore, staff is recommending this upcoming Pavement Management contract to solely address major roads. Specifically, the following is recommended for re-paving:

Mission Gorge Road:	Cottonwood Avenue to Magnolia Avenue (2000 feet)
Magnolia Avenue:	Mission Gorge Road to Mast Boulevard (6000 feet)

These two projects combined would represent a significant continuous pavement improvement to two of the most heavily traveled streets in Santee. The improvements on Magnolia Avenue, taken in conjunction with the new sidewalks that will be constructed across the bridge this summer, will represent a comprehensive transportation and safety improvement for the adjoining neighborhoods as well as children attending Santana High School, Cajon Park Elementary School, Hillcreek Elementary School and Woodglen Vista Park.

FINANCIAL STATEMENT

\$1,514,000 is available in FY2006-07.

RECOMMENDATION

Approve portions of Mission Gorge Road and Magnolia Avenue for re-paving.

ATTACHMENTS (Listed Below)

None.

MEETING DATE**June 14, 2006****AGENDA ITEM NO. 1H****ITEM TITLE****REJECTION OF ALL BIDS FOR RFB 06/07-2 FOR URBAN FORESTRY MANAGEMENT AND AUTHORIZING A 90-DAY EXTENSION TO WEST COAST ARBORISTS INCORPORATED TO CONTINUE SERVICE UNTIL A NEW CONTRACT IS AWARDED****DIRECTOR/DEPARTMENT**

John Coates, Community Services

SUMMARY

In compliance with the City's purchasing ordinance, the Finance Department administered a formal bid process for Urban Forestry Management, previously referred to as On-Call Tree Service, because the current contract will expire on June 30, 2006 with no additional 12-month options to renew. On May 8, 2006, three bids were received and publicly opened. During the bid evaluation process, staff determined that the quantities needed to be reduced to reflect funding capabilities and that further definition was needed regarding our new GIS tree inventory and online data management system.

Since these revisions will be material changes to the contract and the bid opening date has passed, an addendum to the contract is not applicable and the contract must be re-bid. Staff recommends rejecting all bids, revising the specifications and re-bidding the contract on June 15, 2006 to return to City Council before September 30, 2006 to award a new contract. The three bidders have been notified of this re-bidding process and are aware of the reasons why this is necessary.

In the interim, staff requests authorization to exercise its one-time 90-day option to extend the existing contract to West Coast Arborists Incorporated until a new contract is in place. This extension will also include a 4% Regional Consumer Price Index (CPI) increase for a total 90-day contract amount not to exceed \$25,000. West Coast Arborists has agreed to this 90-day extension.

FINANCIAL STATEMENT

Funding for the 90-day extension exists in the FY 06-07 budget.

RECOMMENDATION

Reject all bids received on May 8, 2006 for FY06/07-2 Urban Forestry Management so that revisions can be made to the contract document and re-bid and authorize staff to exercise the one-time 90-day option to extend the existing contract plus a 4% CPI

increase tied to the Regional CPI. The total 90-day contract amount is not to exceed \$25,000.

ATTACHMENTS (None)

MEETING DATE June 14, 2006

AGENDA ITEM NO.1I

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ESTABLISHING PERMANENT "STOP" SIGNS ON COTTONWOOD AVENUE AT THE INTERSECTION OF BUENA VISTA AVENUE

DIRECTOR/DEPARTMENT Keith Till, City Manager

SUMMARY Cottonwood Avenue intersects Buena Vista Avenue as a four-way intersection. Cottonwood Avenue is designated as "collector" street with a posted speed limit of 30 miles per hour and Buena Vista Avenue is designated as a "local residential" street with a posted speed limit of 25 miles per hour, respectively. There are existing "STOP" signs located on Buena Vista Avenue.

In response to a citizen request, staff conducted an "all-way" STOP sign traffic engineering study. The study was performed in conformance with the State of California Department of Transportation (CALTRANS), "Traffic Manual" guidelines. The results of the study indicate that STOP signs, STOP legends, and 12" wide limit lines are warranted for installation on Cottonwood Avenue at the intersection with Buena Vista Avenue.

ENVIRONMENTAL REVIEW Exempt from the provisions of the California Environmental Quality Act (CEQA).

FINANCIAL STATEMENT The Community Services Department has an adequate supply of STOP signs and materials; therefore, no additional expenditures are required.

RECOMMENDATION Adopt the attached Resolution establishing permanent STOP signs on Cottonwood Avenue at the intersection with Buena Vista Avenue establishing an "all-way" STOP.

BOARD/COMMISSION RECOMMENDATION None.

ATTACHMENTS (Listed Below)

Vicinity Map
Staff Report
Resolution

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, ESTABLISHING PERMANENT "ALL-WAY" STOP SIGNS ON
COTTONWOOD AVENUE AT INTERSECTION WITH BUENA VISTA AVENUE**

WHEREAS, the City Council of the City of Santee, California finds it necessary to establish permanent "All-Way" STOP signs on Cottonwood Avenue at the intersection with Buena Vista Avenue in order to promote safe and efficient pedestrian and traffic flows; and

WHEREAS, the City staff reviewed this traffic control measure and recommended its implementation; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that permanent "STOP" signs be established on Cottonwood Avenue at the intersection with Buena Vista Avenue.

BE IT FURTHER RESOLVED that the Director of Development Services is hereby directed to install the appropriate signs and markings establishing this traffic control.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this __ day of _____, 2006, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

MEETING DATE June 14, 2006

AGENDA ITEM NO. 1J

ITEM TITLE RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, ESTABLISHING A PERMANENT "STOP" SIGN ON RHONE ROAD AT THE INTERSECTION WITH PRYOR DRIVE

DIRECTOR/DEPARTMENT Keith Till, City Manager

SUMMARY Rhone Road intersects Pryor Drive as a "T" intersection. At present there are no traffic control devices controlling this intersection. Both Rhone Road and Pryor Drive are designated as "local residential" streets and have a posted speed limit of 25 miles per hour.

A request was made by a resident on Pryor Drive to install an "all-way" stop at this intersection. Staff conducted an "all-way" stop sign study and recommended that only a "STOP" sign, "STOP" legend, and 12" wide limit line be installed only on Rhone Road. A "STOP" sign located on Rhone Road will reinforce the "right-of-way" rule to stop minor street traffic and allow the major street traffic to flow unimpeded. The lack of traffic volume and adequate sight distance does not justify the installation of an "all-way" stop at this intersection.

ENVIRONMENTAL REVIEW Exempt from the provisions of the California Environmental Quality Act (CEQA).

FINANCIAL STATEMENT The Community Services Department has an adequate supply of "STOP" signs and materials; therefore, no additional expenditures are required.

RECOMMENDATION Adopt the attached Resolution establishing a permanent "STOP" sign on Rhone Road at the intersection with Pryor Drive.

BOARD/COMMISSION RECOMMENDATION None.

ATTACHMENTS (Listed Below)

Vicinity Map

Staff Report

Resolution

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA, ESTABLISHING A PERMANENT "STOP" SIGN ON
RHONE ROAD AT THE INTERSECTION WITH PRYOR DRIVE**

WHEREAS, the City Council of the City of Santee, California finds it necessary to establish a permanent "STOP" sign on Rhone Road at the intersection with Pryor Drive in order to promote safe and efficient pedestrian and traffic flows; and

WHEREAS, the staff conducted a traffic study and reviewed this traffic control measure and recommended its implementation; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Santee, California, that permanent a "STOP" sign be established on Rhone Road at the intersection with Pryor Drive.

BE IT FURTHER RESOLVED that the Director of Development Services is hereby directed to install the appropriate signs and markings establishing this traffic control.

ADOPTED by the City Council of the City of Santee, California, at a regular meeting thereof held this __ day of _____, 2006, by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

MEETING DATE June 14, 2006

AGENDA ITEM NO.1K

ITEM TITLE APPROVAL OF FY 2006-2007 AGREEMENT RENEWAL BETWEEN THE CITY OF SANTEE AND THE COUNTY OF SAN DIEGO FOR ADVANCED LIFE SUPPORT (PARAMEDIC) SERVICES IN COUNTY SERVICE AREA 69 (CSA-69) AND AUTHORIZING THE CITY MANAGER TO EXECUTE ON BEHALF OF THE CITY

DIRECTOR/DEPARTMENT Chief Bob Pfohl, Fire Department

SUMMARY

San Diego County has forwarded the most recent amendment to the agreement between the County and City for providing Advanced Life Support services in County Service Area 69 (CSA-69) for FY 2006-2007. CSA-69 includes Santee, Lakeside, and the former Bostonia Fire Protection District. Santee and Lakeside Fire Departments jointly provide the service, which was approved by voters in 1974.

Since 1982, the County, Santee, and Lakeside have approved annual agreements or amendments thereto which reimburse the latter agencies for providing the service. This latest amendment provides Santee with \$2,182,675 for CSA-69 Advanced Life Support services from July 1, 2006 through June 30, 2007.

The contract amount is determined by the County in conjunction with our Fire and Finance Department staffs and the CSA-69 Citizens Advisory Committee.

FINANCIAL STATEMENT

Provides FY 2006-07 cost recovery for Santee's ambulance operations within CSA-69.

RECOMMENDATION

Approve

ATTACHMENTS (Listed Below)

Contract Amendment

MEETING DATE JUNE 14, 2006

AGENDA ITEM NO. 1L

ITEM TITLE APPROVAL OF FY05 STATE HOMELAND URBAN AREA SECURITY INITIATIVE GRANT FUNDS FOR RESCUE EQUIPMENT

DIRECTOR/DEPARTMENT Chief Bob Pfohl, Fire Department

SUMMARY

The Fire Department is receiving \$21,902 as its share of the City of San Diego's FY05 State Homeland Urban Area Security Initiative grant. The grant will be used to purchase specialized equipment for trench and confined space rescues, overturned vehicle stabilization, and building support where structural integrity has been compromised by natural or manmade disasters.

FINANCIAL STATEMENT

All purchases will be made directly from grant funds. No local matching funds are required.

RECOMMENDATION

Approve FY05 State Homeland Urban Area Security Initiative grant funds of \$21,902 for the purchase of equipment and appropriate funds.

ATTACHMENTS (Listed Below)

None

MEETING DATE

June 14, 2006

AGENDA ITEM NO. 1M

ITEM TITLE **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA LEVYING CHARGES FOR FIRE SUPPRESSION SERVICE FOR FISCAL YEAR 2006/2007**

DIRECTOR/DEPARTMENT Chief Bob Pfohl, Fire Department

SUMMARY

Each year the City levies a Fire Benefit Fee. This is based on a levy of \$4.10 per benefit unit or an annual charge of \$41.00 for a single family dwelling. The fee is at its maximum and represents no change over FY 2005/2006. The fee will provide funding to maintain current Fire and Rescue service levels. As in FY 2005/2006, the Finance Director will keep a complete record of expenditures from the Fire Suppression Availability Charge.

FINANCIAL STATEMENT

\$873,500 is expected to be received in FY 2006-07 as a result of the Fire Benefit Fee levy.

RECOMMENDATION

Adopt Resolution

ATTACHMENTS (Listed Below)

Resolution

MEETING DATE

June 14, 2006

AGENDA ITEM NO.1N

ITEM TITLE **APPROVAL OF THE NINTH AMENDMENT TO THE AGREEMENT WITH THE COUNTY OF SAN DIEGO FOR THE PROVISION OF ANIMAL CONTROL SERVICES**

DIRECTOR/DEPARTMENT

Keith Till, City Manager

SUMMARY

In June 2003, the City Council extended the term of the City's Agreement with the County of San Diego for Animal Control Services for an additional five-year period from July 1, 2003 to June 30, 2008. The agreement is amended each year by the Joint Operating and Financial Plan, Attachment B, which establishes payment obligations for the upcoming fiscal year. This represents the ninth amendment to the original Agreement.

The cost of providing animal control services varies from year to year subject to the total revenue collected within the City of Santee for dog licenses and other fees. Total revenue estimated for FY 2006-07 is \$94,100. Based on this estimate, the cost for Animal Control Services for FY 2006-07 is \$230,079. This cost includes \$3,900 to finance the Spay/Neuter Program as provided in Sections 6 and 8 of the original Agreement

The County Department of Animal Services shall continue to provide animal control services to the City of Santee as specified in the Agreement. All other terms and conditions contained within the Agreement shall remain unchanged.

ENVIRONMENTAL REVIEW

N/A

FINANCIAL STATEMENT Sufficient funds have been appropriated in the FY 2006-07 Animal Control Services Budget .

RECOMMENDATION Approve the Ninth Amendment to the Agreement with the County of San Diego for Animal Control Services, and authorize the City Manager to execute Attachment B, the Joint Operating and Financial Plan for FY 2006-07.

ATTACHMENTS (Listed Below)

1. Ninth Amended Agreement (Joint Operating & Financial Plan for FY 2006-07/Attachment B)
2. Amended Five-Year Agreement
3. Original Agreement

MEETING DATE

June 14, 2006

AGENDA ITEM NO. 10**ITEM TITLE****AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH
HDR/BROWN VENCE ASSOCIATES RELATED TO PROPOSED
SYCAMORE LANDFILL EXPANSION****DIRECTOR/DEPARTMENT**

Keith Till, City Manager

SUMMARY

Requesting City Council approval to extend the contract with the City's landfill consultant and authorize the expenditure of up to \$25,000 for specified services through the calendar year ending December 31, 2006.

The City retained Brown Vence Associates on October 1, 2004 to perform essential tasks related to the Allied Waste Inc.'s proposal to expand the Sycamore Canyon Landfill. These tasks included: a review of all available information and documents; identification of additional information needs; recommendations on mitigations and strategies; and developing proposed modifications to the landfill expansion.

While significant progress has been made in achieving the City's goals in reducing the scope of the expansion and its impacts, additional work has been identified for the Consultant to perform in assisting the City to achieve an environmentally responsible project. This is a critical point in the application process. An environmental impact report is being processed through the City of San Diego. The City of Santee's input must be thorough, and the Consultant is of significant value in this regard.

Although Council's approval of the proposed Amendment would limit additional expenditures to \$25,000, it is anticipated that some further services may be beneficial after that limit has been reached. To avoid any delays at critical junctures, it is requested that Council's motion include an authorization for staff to continue utilizing the Consultant should the limit be reached, but in an amount not to exceed an additional \$25,000, or a total of \$50,000 overall.

RECOMMENDATION

City Council to pass a motion approving the Third Amendment for Professional Services between the City of Santee and HDR/Brown Vence Association, and authorizing staff to approve additional services, as necessary, limited to an additional \$25,000.

ATTACHMENTS (Listed Below)

Draft 3rd Amendment for Professional Services between the City of Santee and HDR/Brown, Vence & Associates, Inc.

MEETING DATE

June 14, 2006

AGENDA ITEM NO. 2A**ITEM TITLE**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTEE, CALIFORNIA, AMENDING TITLE 15 OF THE MUNICIPAL CODE TO ADOPT THE 2000 UNIFORM FIRE CODE AND CALIFORNIA AMENDMENTS THERETO PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE AND PROPERTY FROM FIRE, HAZARDOUS MATERIALS OR EXPLOSION; AND PROVIDING FOR THE ISSUANCE OF PERMITS FOR HAZARDOUS USES OR OPERATIONS

DIRECTOR/DEPARTMENT

Chief Bob Pfohl, Fire Department

SUMMARY

Currently, the City is utilizing the 1997 edition of the Uniform Fire Code/California Fire Code (UFC/CFC) with local Santee amendments as approved by Council in August 1997. The purpose of the Ordinance before you tonight is to adopt the most recent edition of the UFC/CFC which also reaffirms our local amendments.

In 2002, the State of California adopted the 2000 edition of the UFC/CFC. It is common practice in the State of California for municipalities to adopt the most recent base code. Most cities in California have adopted the 2000 UFC/CFC. The building industry currently recognizes this edition and incorporates its requirements into design and development.

Like Santee, most municipalities adopt local amendments when approving the UFC/CFC. The State Health and Safety Code permits local amendments based on climatic, geological, and topographical conditions. There are no substantial changes or restrictions in the local amendments of the Ordinance before you tonight in comparison to the 1997 UFC/CFC.

The introduction and first reading of the above-titled Ordinance was approved at a regular Council meeting on April 26, 2006. Vote at first reading:

AYES: DALE, JONES, MINTO, RYAN, VOEPEL

NOES: NONE

ABSENT: NONE

The Ordinance is now presented for a second reading by title only, and adoption.

FINANCIAL STATEMENT Not applicable.

RECOMMENDATION

Conduct public hearing and approve Ordinance for adoption.

ATTACHMENTS (Listed Below)

Ordinance.

MEETING DATEJune 14, 2006**AGENDA ITEM NO. 2B**

ITEM TITLE PUBLIC HEARING FOR A TENTATIVE MAP (TM05-14), A DEVELOPMENT REVIEW PERMIT (DR05-30), AND CONDITIONAL USE PERMIT (P05-08) TO DEVELOP 18 ATTACHED, RESIDENTIAL CONDOMINIUM UNITS AND COMMON RECREATION AMENITIES ON A 1 ACRE SITE AT 8850 OLIVE LANE IN THE MEDIUM-HIGH DENSITY RESIDENTIAL (R-14) ZONE (Pacific Homes International)

DIRECTOR/DEPARTMENT

Melanie Kush, Development Services

SUMMARY

A Tentative Map (TM05-14) to create 18 residential condominium units and one common lot on a 1 acre site, a Development Review Permit (DR05-30) for the construction of 18 attached multi-family dwelling units configured in 6, three-story buildings, and common recreation amenities including a pool, and a Conditional Use Permit to allow a 3-story floor plan. Development of the site would remove an existing single family structure on an underdeveloped lot and provide public improvements for curb, gutter, sidewalk, and street widening on Olive Lane west of the Santee Village Shopping Center and north of the City Maintenance Yard facility (being constructed). The applicant is in agreement with the project conditions.

ENVIRONMENTAL REVIEW

A Negative Declaration dated April 20, 2006, has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) and is recommended for approval.

FINANCIAL STATEMENT

Staff costs to process the Tentative Map (TM05-14), Development Review Permit (DR05-30), Conditional Use Permit (P05-08), and Application for Environmental Initial Study (AEIS05-36) are paid by application fees of \$ 13,500.00.

RECOMMENDATION

1. Conduct and close the public hearing.
2. Approve the Negative Declaration (AEIS 05-36) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve Tentative Map TM05-14, Development Review Permit DR05-30, and Conditional Use Permit P05-08 per the attached Resolutions.

ATTACHMENTS (Listed Below)

Staff Report
Resolution for TM05-14
Resolution for DR05-30
Resolution for P05-08
Negative Declaration
Initial Study
Figures 1-7

STAFF REPORT
TENTATIVE MAP TM05-14/DEVELOPMENT REVIEW PERMIT
DR05-30/CONDITIONAL USE PERMIT P05-08
CITY COUNCIL MEETING JUNE 14 2006

Notice of the Public Hearing was published in East County Californian on **May 30, 2006** and mailed to adjoining owners of property within 300 feet of the request and other interested parties were notified by U.S. Mail on **May 30, 2006**.

1. Requested by Pacific Homes International
2. Land Owner Pacific Homes International
3. Type and Purpose of Request.. Tentative Map TM05-14 to create 18 residential condominium units and one common lot on a 1 acre site, Development Review Permit DR05-30 for the construction of 18 three-story attached multi-family units in 6 buildings and common area amenities, and Conditional Use Permit P05-08 for three-story structures
4. Location 8850 Olive Lane
5. Site Area 1 acre
6. Existing Zoning R14 Medium High Density Residential (14-22 dwelling units/gross acre)
7. Surrounding Zoning..... North: R14 Medium High Density Residential
South: R14 Medium High Density Residential and IL - Light Industrial
East: GC - General Commercial and R14 Medium High Density Residential
West: R14 Medium High Density Residential
8. General Plan Designation..... R14 Medium High Density Residential (14-22 dwelling units/ gross acre)
9. Existing Land Use One single-family residence
10. Surrounding Land Use..... North: Multi-Family Residential
South: Vacant, Multi-Family Residential and City Public Works Maintenance Yard
East: Commercial Shopping Center and Single- and Multi-Family Residential
West: Multi-Family Residential
11. Terrain..... Generally flat
12. Environmental Status..... Negative Declaration (AEIS 05-36) dated April 20, 2006
13. APN..... 384-330-08

14. Freeway Impact None
15. Within Redevelopment Area Yes
16. Within Airport Influence Area Yes. Regional Airport Authority determined the project to be conditionally consistent with the Gillespie Field Airport Land Use Compatibility Plan.

BACKGROUND

Project Description

The proposed “Las Olivitas Townhomes” project is a Tentative Map to subdivide a 1 acre site into 18 residential condominium lots and one common area lot. The project also includes a Development Review Permit for the construction of 18 multifamily units in 6, three-story buildings, and a Conditional Use Permit for three-story buildings (32 feet in height). The project proposes townhome-style units, with a 3 bedroom, 2 bath floor plan, at 1,340 square feet in area, with attached two car garages on the ground floor of the units. Common amenities include a swimming pool at a central location within the project. Six guest parking spaces are provided on site.

Site and Surrounding Conditions

A single family home exists on the subject property. There are 2-story apartment complexes located to the north and west of the subject property. An undeveloped lot, zoned R-14 Medium-High Density Residential, is located directly south of the site. Further south on Olive Lane is an existing 2-story apartment building. To the south and southwest of the site, the new City Maintenance Yard Facility is under construction. East of the site across Olive Lane is the Santee Village shopping center and Vons market and mixed single- and multi-family residential/small office development to the southeast.

The east side of Olive Lane has full curb, gutter, sidewalk improvements that were installed with the renovation of the shopping center. No curb, gutter or sidewalk currently exists in front of the subject property, and the roadway is not improved to the full width of the ultimate right-of-way for the west side of Olive Lane. There are currently above ground utility lines along the project frontage. Current site drainage consists of surface flow to adjacent properties, primary crossing the southern portion of the site.

ANALYSIS

Density

The land use designation is R-14 Medium-High Density Residential (14-22 dwelling units per acre). The project proposes 18 residential units on a 1-acre site, for a density of 18 dwelling units per acre, consistent with the R-14 density range of the General Plan and zone.

Site Plan

The 18 proposed attached, multi-family residential units are configured in 6 separate buildings, each with 2 to 4 units per building. The project is consistent with the R-14 Site Development Criteria including the required 10-foot side and rear yard building setbacks, the 20-foot streetscape setback from Olive Lane, the lot coverage limits, and the on-site guest parking requirements. A common recreation area with a swimming pool, decorative fountain and a restroom is provided for the residents near the center of the development. A smaller area of common open space is located at the southwestern corner of the site; a condition of approval requires that a small tot-lot be placed there. The hardscape of the project has been enhanced by the use of decorative concrete pavers at intervals along the length of the internal driveway areas to break up the appearance of the paved areas as extended stretches of concrete.

Architecture

Each unit is a 3-story townhouse, with one 1,340 square foot floor plan proposed for all the units. Attached two car garages are provided on the ground floor of each of the unit. The architecture of the buildings includes several Mediterranean-style details, including concrete S-style roof tiles, earth-toned stucco and trim colors as the principal colors for the building walls, and arched front doorways. Additional details include trellises, decorative upper floor windows, decorative stone applied to the ground floor elevations, and arched and peaked rooflines to break up the monotony and massing of the façade. Areas of recessed and projecting building façade walls on the building exteriors, painted with a red accent color on several buildings and a blue accent color on the remainder further delineate the individual units on the elevations.

A request for Conditional Use Permit has been submitted for the project to allow a 3rd story for the buildings. Although proposed as 3-level structures, the buildings are a maximum of 32 feet in height, below the permitted 35-foot height limit for the R-14 zone, and will not generate an incongruous visual impact to the neighboring uses of commercial development and 2-story apartments.

Compatibility with Adjacent Land Uses

Olive Lane currently features a mix of uses, with a commercial retail center and several apartment complexes adjacent to the subject property, and, further to the south, industrial buildings and the new City Maintenance Yard facility. The project furthers the ongoing redevelopment occurring along and near Mission Gorge Road, locating new medium and high-density residential development in close proximity to shopping and employment opportunities.

The buildings on the project site are oriented to provide front building elevations facing out to Olive Lane on the east side and to the west property line, while also locating the garage entrances to face toward the interior of the property. In addition to providing the required setbacks, all four project boundaries will be landscaped with trees, shrubs, vines, and groundcover on site. The apartments on the property to the north of the project site are buffered from the proposed development by two features on that property, the existing mature landscaping adjacent to the property line, as well as an existing intervening 50-foot wide parking area, creating separation between the buildings on that adjacent site and the Las Olivitas development.

The project is also designed to increase compatibility with the properties to the south of the site. The majority of the buildings on the subject property are situated over 30 feet away from the south property line, to the north of the on-site private street, allowing for separation from future multi-family development on the vacant lot to the south. The properties to the southwest are within the IL - Light Industrial zone, and are currently being developed with a new City Maintenance Yard facility. A new 8-foot block wall is being constructed along the north property line of the maintenance yard, and will border the project site along its approximately western 100 feet of the south property, helping to buffer the development from that use. Additionally, a condition has been added to the resolution requiring disclosure of the existence of the maintenance yard and its operations to the new residents of the development.

A key feature to break up the massing and scale of the development is the configuration of the internal private street to avoid a straight-in approach. This allows for the placement of front entrances to the front building facing Olive Lane, effectively screening the majority of the length of the private street and improving the pedestrian feel of the street. A six-foot decorative block wall is proposed along the side and rear property lines providing solid screening of the adjacent properties, and a combination of planter wall and tubular steel fencing is proposed along the front property line to provide additional buffer from Olive Lane.

The development provides six guest parking spaces on-site. Five spaces are required; an additional space has been provided on the property, due to the relatively narrow width of the property frontage on Olive Lane (113 feet) and the generally limited opportunities for street parking in the area.

Street Improvements

The project is conditioned to improve Olive Lane to collector street standards which will include improving a paved width of 32 feet west from the centerline of the street and installation of curb, gutter, and sidewalk along the project frontage. The project conditions require undergrounding of the existing utilities along the project's Olive Lane street frontage.

School Route

This project will be served by Prospect Avenue School, located at the intersection of Ellsworth and Prospect Avenue. The most direct and safest route to school for residents of the project would be south on Olive Lane for approximately 1/5 of a mile, then west on Prospect Ave for approximately 1/2 mile to the school. Currently, however, Olive Lane ends 200 feet south of the subject property, and the Via Zapador bridge over Forrester Creek to the west of the project site has been permanently closed. As part of the City's Forrester Creek Improvement Project, Olive Lane will be connected south to Prospect Avenue with a new bridge over Forrester Creek, providing the direct access discussed above. The Olive Lane bridge is projected to open at the end of 2006. The contractor for the Forrester Creek project is currently providing for school bus service for the students in the existing housing in the Olive Lane/Via Zapador area and is required to continue providing bus service until the Olive Lane bridge is opened. The new homes in the Las Olivitas project are not projected to be ready for occupancy until after the Olive Lane bridge opens. If the bridge is delayed, however, the school bus service will continue to be available and can be used by the children at Las Olivitas.

With the exception of an approximately 300 foot section on Olive Lane, once the Olive Lane bridge opens the entire pedestrian route to Prospect School will have asphalt or concrete sidewalk, with new sidewalk also being installed by the Forester Creek project on the north side of Prospect Avenue. The only major intersections on this route are controlled by traffic signals.

Drainage

Drainage from the area east of Olive Lane currently crosses along the southern portion of the site. The project will direct this stormwater coming onto the project site to an underground 18" storm drain pipe along the southern side of the property, with a 3 foot wide grass-lined swale on top to handle the on-site flows. The drainage will maintain the existing historical pattern of drainage on the site by connecting to new drainage improvements currently underway on the adjacent City Maintenance Facility site to the southwest. Therefore, the downstream facilities are adequate to carry any increased drainage caused by this project and maintain the existing drainage from Olive Lane across the property.

ENVIRONMENTAL REVIEW

A Negative Declaration was available for public review and comment from April 20, 2006 to May 9, 2006 and no comments were received. A full discussion of the environmental issues is included in the attached initial study. The Negative Declaration is recommended for approval.

ESTIMATED FEES

Development of the proposed project will require the payment of the following Development Impact Fees.

1. Drainage Fees - \$ 23,947.00
2. Traffic Impact Fees - \$ 35,064
3. Traffic Signal Fees - \$ 2,838.00
4. Park In-Lieu Fees - \$ 87,948.00
5. Public Facilities Fees - \$ 72,192.00

A credit for the existing single family residence will be applied toward impact fees due.

STAFF RECOMMENDATION

1. Conduct and close the public hearing.
2. Approve the Negative Declaration (AEIS 05-36) as complete and in compliance with the provisions of the California Environmental Quality Act (CEQA).
3. Approve Tentative Map TM05-14, Development Review Permit DR05-30, and Conditional Use Permit P05-08 per the attached Resolutions.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING THE APPLICATION OF PACIFIC HOMES
INTERNATIONAL FOR TENTATIVE MAP TM05-14 TO SUBDIVIDE
1 GROSS ACRE INTO 18 RESIDENTIAL CONDOMINIUM UNITS
AND ONE COMMON LOT
AT 8850 OLIVE LANE IN THE R-14 ZONE
APN: 384-330-08
(RELATED PROJECT NUMBERS DR05-30 AND P05-08)**

WHEREAS, on December 9, 2005 Pacific Homes International submitted an application for Tentative Map TM05-14 to subdivide 1 gross acre into 18 residential condominium units and one common lot, concurrent with Development Review Permit DR05-30 to construct 18 multi-family dwelling units, a swimming pool, and site amenities and Conditional Use Permit P05-08 to allow three-story structures in the R-14 (Medium-High Density Residential) Zone, described as:

THE SOUTH 113.48 FEET OF LOT 5 AND THE SOUTH 113.48 FEET OF THE WEST HALF OF LOT "C" OF GODBOLTS SUBDIVISION, IN THE CITY OF SANTEE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2303, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, FEBRUARY 21, 1946.

WHEREAS, on April 14, 2006, the application was deemed complete and the Director of Development Services scheduled Tentative Map TM05-14, Development Review Permit DR05-30, and Conditional Use Permit P05-08 for public hearing on June 14, 2006; and

WHEREAS, in accordance with Public Utilities Code Section 21670, the project was submitted to the San Diego County Regional Airport Authority for review, and on February 6, 2006 the Authority determined that the project is conditionally consistent with the Gillespie Field Airport Influence Area; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Tentative Map TM05-14, Development Review Permit DR05-30, and Conditional Use Permit P05-08 that determined that the project will not result in a significant adverse impact upon the environment and a Negative Declaration was prepared and advertised for public review from April 20, 2006 to May 9, 2006 and no comments were received; and

WHEREAS, on June 14, 2006 the City Council held a duly advertised public hearing on Tentative Map TM05-14, Development Review Permit DR05-30, and Conditional Use Permit P05-08; and

WHEREAS, the City Council considered the Staff Report, and considered all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: Tentative Map TM05-14 will not result in a significant adverse impact upon the environment and a Negative Declaration (AEIS 05-36), dated April 20, 2006, is approved.

SECTION 2: The findings, in accordance with the State Subdivision Map Act (Government Code Section 66410 et. seq.) for Tentative Map TM05-14, are made as follows:

- A. The Tentative Map is consistent with the General Plan because the project density of 18 dwelling units per acre conforms to the R-14 (Medium-High Density Residential) land use designation which allows multifamily residential use at a density of 14-22 dwelling units per acre.
- B. The design and improvements required of the proposed development are consistent with all Elements of the Santee General Plan as well as City Ordinances because all necessary services and facilities are, or will be, available to serve this subdivision.
 - 1. On-site drainage improvements will be provided as well as drainage fees (approximately \$ 23,947.00) will be paid for the increase in surface water run-off, and

2. Traffic Impact and Traffic Signal fees (approximately \$ 37,902.00) will be paid to mitigate the additional traffic resulting from this approval, and

3. Park-In-Lieu fees (approximately \$ 87,948.00) toward the future construction of parks shall be provided to mitigate the impact on City parks, and
 4. Public Facilities fees (approximately \$ 72,192.00) will be paid to mitigate the additional impacts on public facilities from this approval.
- C. The site is physically suitable for the type of development and the density proposed, in that the site is large enough to accommodate 18 attached multi-family dwelling units in 6 three-story buildings, common area amenities, guest parking, landscaping, private street, provide sufficient setbacks, and not exceed the Lot Coverage requirements in conformance with the R-14 Zone development standards.
- D. The discharge of sewage waste from the subdivision into the Padre Dam Municipal Water District sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board specified by Government Code Section 66474.6.
- E. The design of the Tentative Map is not likely to cause serious public health problems as City water service is available to the property and conditions of approval for the project require certification that the applicant reserve sewer capacity and make payment of fees to insure adequate service to the new homes.
- F. The design of the Tentative Map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the development site has been disturbed, it is generally surrounded by existing development, and it is not located within a Preserve Area of the City's draft Multiple Species Conservation Program Subarea Plan.
- G. The design of the Tentative Map or the type of improvements do not conflict with any easement by the public at large, for access through, or use of property with the proposed subdivision as defined under Government Code Section 66474.
- H. The design of the subdivision has provided, to the extent feasible, for future passive or natural heating or cooling opportunities as defined under Section 66473.1 of the State Subdivision Map Act.

The effects of the subdivision on the housing needs for the San Diego region have been considered and balanced against the public service needs of the City of Santee residents and available fiscal and environmental resources. One single-family residence is being removed, to be replaced with eighteen new multi-family residential units being added to the City's housing inventory.

SECTION 3: Tentative Map TM05-14, dated April 14, 2006, consisting of the subdivision of 1 gross acre into 18 residential condominium units and one common lot located at 8850 Olive Lane within the R-14 General Plan Designation, is hereby approved, subject to the following conditions:

- A. The applicant shall obtain approval of Development Review Permit DR05-30 and Conditional Use Permit P05-08.
- B. Prior to approval of the Final Map, unless other timing is indicated, the subdivider shall complete the following, or have plans submitted and approved, agreements executed and securities posted:
 - 1. Following project approval, the applicant shall schedule with the City Project Planner a post approval meeting to discuss the project conditions of approval, timing of design and construction, and implementation of the project conditions. The meeting shall be scheduled within thirty days of project approval and prior to any plan submittals. The applicant should include their project design team including project architect, their design engineer and their landscape architect.
 - 2. The applicant shall include provisions in their design contract with their design consultants that following acceptance by the City, all construction drawings or technical reports accepted by the City, exclusive of architectural building plans, shall become the property of the City. Once accepted, these plans may be freely used, copied or distributed by the City to the public or other agencies as the City may deem appropriate. A letter of acknowledgement of this requirement from the design consultant is required at the time of plan submittal. This letter shall be in a format acceptable to the City Engineer.
 - 3. To coordinate with the City Geographic Information System, horizontal and vertical control for all construction drawings, grading plans, landscape plans, street improvement plans, plot plans, etc., shall be obtained from ROS 11252. All plans, exclusive of the map and building plans, shall be prepared at an engineering scale of 1" = 20' unless otherwise approved by the project engineer.
 - 4. If plans are prepared in digital format using computer aided drafting (CAD), then in addition to providing hard copies of the plans, the applicant shall submit a copy of the plans in a digital .DXF file format at the time of its approval or as requested by the City Engineer. The digital file shall be based on accurate coordinate geometry calculations. The digital file for the final map shall specifically include each of the following items in a separate layer:
 - a. Lot boundaries.
 - b. Lot numbers.
 - c. Subdivision boundary.
 - d. Right-of-way.
 - e. Street centerlines, and
 - f. Approved street names.

5. Obtain the basis of bearings for the Final Map from ROS 11252 and install street survey monumentation (SDRSD M-10) in accordance with San Diego Regional Standards and County mapping standards. All other monumentation shall be in accordance with the Santee Municipal Code and shall be to the satisfaction of the City Engineer.

6. Final Map shall be submitted to the Department of Development Services Engineering Division. The first and last submittal of the map shall be made by appointment only with the City project engineer administering the map review. Submittal requirements are listed below. Incomplete submittals will not be accepted for plan check.

Please include the following with the first submittal:

- a. Two sets of prints bound and stapled.
- b. Two copies of a current preliminary title report (dated within six months of submittal date).
- c. Two copies of all documents listed in the preliminary title report.
- d. Two copies of all reference maps used to prepare the final map.
- e. Two copies of closure calculations for the map.
- f. One copy of the Resolution of Approval or Director's Decision approving the project.
- g. Map check fees in the amount of \$5,000.00.

Please include the following with the last submittal (signature submittal):

- a. Previous submittal check prints.
- b. Two sets of prints bound and stapled.
- c. Two copies of the map in Autocad format on separate disk, CD or DVD for incorporation into the City GIS data base.
- d. Mylars of the map with all required signatures and notaries obtained including Padre Dam Municipal Water District if they are to sign the map.
- e. Copies of certified return receipts for all signature omission letters.
- f. Subdivision Map Guarantee.
- g. Map check fees in the amount of \$5,000.

7. Street Improvement Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of a building permit.

Prior to the start of construction of any improvements, public or private, within the limits of the public right-of-way, the applicant shall have plans accepted, agreements executed, securities posted and an Encroachment Permit issued. All improvements shall be installed in accordance with City standards and at the applicant's cost unless otherwise indicated. The following improvements are conditioned as part of this development.

- a. Repair or replace failed or inadequate pavement to the centerline of the street and/or failed sidewalks on Olive Lane to the satisfaction of the Director of Development Services.
- b. Construct a 30 foot driveway entrance on Olive Lane per San Diego Regional Standard Drawing G-17, modified to the satisfaction of the Director of Development Services.
- c. Street improvement plans shall be one hundred percent **(100%)** complete at the time of plan submittal, be prepared in accordance with City guidelines and the requirements set forth herein, and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan check submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant's design engineer to review the plan submittal for completeness. The following shall be included as part of the improvement plan submittal package:
 - 1) Six sets of plans bound and stapled.
 - 2) Plan check fees.
 - 3) Preliminary cost estimate for the improvements.
 - 4) One copy of the resolution of Approval or Director's Decision approving the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule.

- 8. Precise Grading, Landscape and Irrigation Plans shall be submitted to the Department of Development Services Engineering Division and be completed and accepted prior to issuance of a grading permit.
 - a. Applicant shall install a storm drain from Olive Lane to the City Maintenance Facility site, including appurtenant structures, to the satisfaction of the Director of Development Services.
 - b. With construction of the City Maintenance Facility, the City will install an 18" pipe stub through the City's retaining wall. The applicant shall reimburse City for the costs of design and construction of said pipe stub.
 - c. Grading plan shall accommodate offsite drainage from the north-west corner of the site.
 - d. Grading plans shall include preliminary recommendation for all pavement design sections within the project limits. The

pavement structural section shall be design based on the “R” value method using a minimum traffic index of 8.0 for Olive Lane and 4.5 for private streets. Structural sections shall consist of asphalt concrete over approved aggregate base material. Minimum concrete section shall be 5 ½ inches PCC over compacted, non expansive soils. Mix design shall be minimum class 520-C-2500. R-value test data and design calculations shall be submitted for approval to the Department of Development Services Engineering Division a minimum of seven days prior to placement of paving. The pavement design report shall conform to the City of Santee form 435 – PAVEMENT DESIGN AND R-VALUE SUBMITTAL PROCEDURES.

- e. Grading, landscape and irrigation plans shall be one hundred percent **(100%)** complete at the time of plan check submittal, be prepared in accordance with City guidelines and be ready for acceptance by the City. Partial or incomplete submittals will not be accepted for plan check. At the time of plan submittal the applicant shall schedule an appointment with their designated City project engineer and the applicant’s design engineer to review the plan submittal for completeness. The following shall be included as part of the grading, landscape and irrigation plan submittal package:
- 1) Six sets of grading, landscape and irrigation plans bound and stapled.
 - 2) Plan check fees.
 - 3) A completed grading permit application.
 - 4) A cost estimate for the cost of construction.
 - 5) Three copies of the Drainage Analysis specified here within.
 - 6) Two copies of the Storm Water Management Plans specified here within.
 - 7) Three copies of the Geotechnical Study specified here within.
 - 8) A copy of any letters of permission from any adjoining property owners if grading is proposed off-site. Letters shall be in a form acceptable to the City.
 - 9) A letter of acknowledgement, signed and sealed, from each design consultant acknowledging City ownership of all construction drawings following City approval as specified here within.
 - 10) One copy of the Resolution of Approval for the project.

Plan check and inspection fees shall be paid in accordance with the City Fee Schedule prior to issuance of the permit.

9. The applicant shall notify all contractors, subcontractors and material suppliers that the following work schedule restrictions apply to this project:
 - a) No site work, building construction, or related activities, including equipment mobilization will be permitted to start on the project prior to 7:00 am and all work for the day shall be completed by 7:00 pm.
 - b) No work is permitted on Sundays or City Holidays.
 - c) No deliveries, including equipment drop off and pick-up shall be made to the project except between the hours of 8:00 am and 6:00 pm, Monday through Saturday, excluding City Holidays. Deliveries of emergency supplies or equipment necessary to secure the site or protect the public are excluded.
 - d) If the applicant fails or is unable to enforce compliance with their contractors, subcontractors and material suppliers regarding the specified work hours, a reduction of permissible work hours may be imposed by the Director of Development Services.

In addition to the above the applicant shall erect one or more signs stating the work hour restrictions. Signs shall be installed as may be required, in the vicinity of the project construction trailer if a job site trailer is used, or at such other locations as may be deemed appropriate by the Department of Development Services. The sign shall be a minimum of 24" x 36" and shall be weather proofed. The sign content shall be provided by the Department of Development Services.

10. Trench work when required within City streets shall be completed within two weeks of the initial start date, including placement of the final trench patch. Trench plates or temporary pavement placement shall be installed at the end of each work day. Advance warning signs on lighted barricades notifying the public of trench plates and or the uneven pavement shall be placed and maintained until permanent pavement repairs are made. The maximum length of time including weekends and holidays that trench plates may remain on the street is 72 hours after which temporary or permanent asphalt paving shall be placed.
11. Applicant consents to annexation of the property under development to the Santee Roadway Lighting District and agrees to waive any public notice and hearing of the transfer. Applicant shall pay the necessary annexation costs and upon installation of any street lights required for the development, pay the necessary street light energizing and temporary operating costs.
12. A grading permit to allow early subdivision grading in accordance with Section 15.58.170 of the Grading Ordinance may be obtained following approval of the tentative map.
13. Provide three copies (3) of a preliminary drainage study prepared by a registered Civil Engineer, with demonstrated expertise in drainage analysis and experience in fluvial geomorphology and water resources management.

Storm drainage shall be designed to adequately convey storm water runoff without damage or flooding of surrounding properties or degradation of water quality.

Flood Damage Prevention:

- a. The drainage study shall identify and calculate storm water runoff quantities expected from the site and upstream of the site and verify the adequacy of all on-site or off-site facilities necessary to discharge this runoff. The drainage system design shall be capable of collecting and conveying all surface water originating within the site, and surface water that may flow onto the site from upstream lands, and shall be in accordance with the latest adopted Master Drainage Plan, the requirements of the City of Santee Public Works Standards, including analysis of the 10-year and 100-year frequency storms, and be based on full development of upstream areas.

Water Quality Management:

- b. The drainage study shall evaluate the project's conditions of concern in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). The analysis shall consider the project area's location (from the larger watershed perspective), topography, soil and vegetation conditions, percent impervious area, natural infrastructure drainage features and any other relevant hydrologic and environmental factors to be protected specific to the project area's watershed.
- c. As part of the drainage study, a field reconnaissance to observe and report on downstream conditions, including undercutting erosion, slope stability, vegetative stress (due to flooding, erosion, water quality degradation, or loss of water supplies) and the area's susceptibility to erosion or habitat alteration as a result of an altered flow regime.
- d. The drainage study shall compute rainfall runoff characteristics from the project area including, at a minimum, peak flow rate, flow velocity, runoff volume, time of concentration, and retention volume. These characteristics shall be developed for the 2-year and 10-year frequency, Type I storm, of 6-hour or 24-hour duration (whichever is the closer approximation of the site's time of concentration), during critical hydrologic conditions for soil and vegetative cover. The drainage study shall report the project's conditions of concern based on the hydrologic and downstream conditions discussed above. Where downstream conditions of concern are identified, the drainage study shall establish that pre-project hydrologic conditions affecting downstream conditions of concern would be maintained by the proposed project, satisfactory to the City, by incorporating in the site design, source control, and treatment control requirements identified in the approved SUSMP Project Plan.
- e. Design Structural Treatment Control BMPs in accordance with the City of Santee SUSMP. In accordance with the San Diego Regional Water Quality Control Board Order No. 2001-01 (San Diego Municipal Storm Water Permit), volume or flow based BMPs shall be designed to infiltrate, filter or treat the volume of runoff produced by the 85th

percentile 24-hour rainfall or the maximum flow rate of runoff produced by the 85th percentile hourly rainfall intensity. Section V, Step 8 and 9 of the City of Santee SUSMP defines the treatment control design requirements.

14. Provide two copies of a Storm Water Management Plan (SWMP) as required by the City of Santee Storm Water Management and Discharge Control Ordinance and in accordance with the City of Santee Standard Urban Storm Water Mitigation Plan (SUSMP). A sample SWMP format and guidelines document is available upon request. All SUSMP requirements developed in the approved SWMP shall be incorporated into the project design. The SWMP shall include the following:
 - a. Develop and implement appropriate Best Management Practices (BMPs) to ensure to the maximum extent practicable (MEP) that the project does not increase pollutant loads from the site. A combination of respective storm water BMPs, including Site Design, Source Control, and Structural Treatment Control after the pollutants and conditions of concern have been identified shall be implemented in accordance with the approved SUSMP Project Plan. The conditions of concern from the project's drainage study report shall be evaluated.
15. A Storm Water Facilities Maintenance Agreement accepting responsibility for all structural BMP maintenance, repair and replacement as outlined in said O&M plan binding on the land throughout the life of the project will be required prior to issuance of building permit.
16. Water Quality Control – Construction (1 or more acres) Storm Water Management Compliance
 - a. Provide proof of coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit, 99-08-DWQ) prior to start of construction. This project disturbs 1 or more acres of soil or disturbs less than 1 acre but is part of a larger common plan of development that in total disturbs 1 or more acres. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.
 - b. Provide two copies of a Construction Storm Water Pollution Prevention Plan (SWPPP) as required by the Construction General Permit. The Construction SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The Construction SWPPP must list Best

Management Practices (BMPs) that the applicant will use to protect storm water runoff and the placement of those BMPs. Section A of the Construction General Permit describes the elements that must be contained in a Construction SWPPP.

17. Provide three copies of geotechnical study prepared in accordance with the requirements of the Santee General Plan. All recommended measures identified in the approved study shall be incorporated into the project design. Copies of the Geotechnical/Seismic Hazard Study for the Safety Element of the Santee General Plan which details, in Table A-1, study criteria necessary to conform to the General Plan requirements, can be purchased from the Department of Development Services Engineering Division.

18. The applicant shall make the following conveyances on the final map:
 - a. Dedicate right-of-way along Olive Lane adjacent to the site such that the ultimate right-of-way width to centerline is 42 feet.
 - b. Dedicate an 8 foot wide drainage and access easements for public storm drainage improvements proposed for City maintenance.
19. Applicant shall place all new utilities required to serve the project underground prior to the occupancy of any unit. No overhead facilities or extension of overhead facilities is permitted.
20. Provide certification to the Director of Development Services that sewer and water can be provided to the site and that financial arrangements have been made to provide said services.
21. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.

SECTION 4: The terms and conditions of the Tentative Map approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Tentative Map and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: The approval of the Tentative Map TM05-14 expires on June 14, 2009 at 5:00 p.m. The Final Map conforming to this conditionally approved Tentative Map TM05-14 shall be filed with the City Council in time so that City Council may approve the Final Map before this approval expires unless a time extension for obtaining such approval of the Final Map is approved as provided by the Santee Subdivision Ordinance. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 6: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on June 14, 2006.

SECTION 7: The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

ADOPTED by the City Council of Santee, California, at a Regular Meeting held this 14th day of June, 2006 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING THE APPLICATION OF PACIFIC HOMES
INTERNATIONAL FOR DEVELOPMENT REVIEW PERMIT DR05-30 TO
CONSTRUCT EIGHTEEN ATTACHED MULTIFAMILY RESIDENTIAL DWELLING
UNITS AT 8850 OLIVE LANE IN THE R-14 ZONE
APN: 384-330-08
(RELATED PROJECT NUMBERS TM05-14 AND P05-08)**

WHEREAS, on December 9, 2005 Pacific Homes International submitted an application for Development Review Permit DR05-30 to construct 18 attached multifamily dwelling units concurrent with Tentative Map TM05-14 for the subdivision of 1 gross acre into 18 residential condominium units and one common lot, and Conditional Use Permit P05-08 for three-story buildings located in the R-14 (Medium-High Density Residential) Zone; and

WHEREAS, on April 14, 2006, the application was deemed complete and the Director of Development Services scheduled Development Review Permit DR05-30, Tentative Map TM05-14 and Conditional Use Permit P05-08 for public hearing on June 14, 2006; and

WHEREAS, in accordance with Public Utilities Code Section 21670, the project was submitted to the San Diego County Regional Airport Authority for review, and on February 6, 2006 the Authority determined that the project is conditionally consistent with the Gillespie Field Airport Influence Area; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Development Review Permit DR05-30, Tentative Map TM05-14, and Conditional Use Permit P05-08 that determined that the project will not result in a significant adverse impact upon the environment and a Negative Declaration was prepared and advertised for public review from April 20, 2006 to May 9, 2006 and no comments were received; and

WHEREAS, on June 14, 2006 the City Council held a duly advertised public hearing on Development Review Permit DR05-30, Tentative Map TM05-14, and Conditional Use Permit P05-08; and

WHEREAS, the City Council considered the Staff Report, considered all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows:

SECTION 1: Development Review Permit DR05-30 will not result in a significant adverse impact upon the environment and a Negative Declaration (AEIS 05-36), dated April 20, 2006, is approved.

SECTION 2: The findings in accordance with Section 66020(c) of the State Government Code for Development Review Permit DR05-30 are made as follows:

- A. The payment of fees is needed as a direct result of the proposed development to protect the public health, safety and welfare as identified below:
1. Drainage fees (approximately \$ 23,947) will be paid to help offset the impact of the project on citywide drainage facilities, and
 2. Traffic Impact and Traffic Signal fees (approximately \$35,064 and \$2,838 respectively) will be paid to help offset the impact of the project on citywide circulation facilities, and
 3. Park-in-lieu fees (approximately \$87,948) toward the future construction of parks will be provided to help offset the impact of the project on citywide parks facilities, and
 4. Public Facilities fees (approximately \$ 72,192) will be paid to help offset the impact of the project on citywide public facilities.

SECTION 3: The findings in accordance with Section 17.08.080 of the Santee Municipal Code for Development Review Permit DR05-30 are made as follows:

- A. That the proposed project as conditioned meets the purpose and design criteria prescribed in the Zoning Ordinance and the Municipal Code.
- B. That the proposed development is compatible with the Santee General Plan in that multi-family attached residential units are permitted within the R-14 Medium-High Density Residential land use designation and R-14 Medium-High Density Residential zoning category of the subject site and public services and facilities will be available to serve the development.
- C. That the proposed development, as conditioned, complies with each of the applicable provisions of the Development Code because all development standards are met, including lot size and dimensions, landscaping, recreational amenities, lot coverage, guest parking, and building setbacks, the project design is consistent with the requirements of the Fire Code, and all proposed private improvements will meet the public works standards of the City.

SECTION 4: The Pacific Homes International application for Development Review Permit DR05-30 to construct 18 multifamily dwellings at 8850 Olive Lane is hereby approved, subject to the following conditions:

- A. The applicant shall obtain approval of Tentative Map TM05-14 and Conditional Use Permit P05-08.
- B. All construction shall be to the satisfaction of the Director of Development Services, and in substantial conformance with the site plan dated April 14, 2006 consisting of one (1) sheet, the floor plans and architectural elevations dated December 9, 2005 consisting of five (5) sheets, and with the materials and color samples, except as amended by the conditions contained herein.
- C. The applicant shall comply with all applicable sections of the Municipal Code, Land Development Manual and Public Works Standards of the City of Santee.
- D. Minor or Major Revisions to the Development Review Permit, such as changes to the building elevations, building layout or parking or landscaping design, shall be approved by the Director of Development Services, unless in the Director's judgment a Major Revision should be reviewed by the City Council.
- E. Prior to obtaining a Building Permit to construct any buildings and structures subject to Development Review Permit DR05-30, the applicant shall comply with the following conditions:
 - 1. A Notice of Restrictions shall be recorded which discloses the conditions of Tentative Map TM05-02, Development Review Permit DR05-30, and

Conditional Use Permit P05-08 and existing zoning regulations to the future property owners. The form and content of said document shall be approved by the Director of Development Services.

2. All plans (Building Plans, Sprinkler Plans, etc.) must be submitted to the Fire Marshal's Office for approval, and will be subject to the applicable plan check fees. This development will fall under the provisions of City of Santee Municipal Code, requiring automatic fire sprinklers in ALL new construction (Separate plan submittal). Automatic fire sprinklers will also include protection of all balconies and overhangs of more than four feet.
3. The applicant shall pay appropriate fees to the Santee Elementary School District and Grossmont Union High School District.
4. Emergency Access During Construction - Provide a minimum 26' wide, clear area (no parking), all-weather, paved (or other approved surface) emergency access roadway for the site prior to the delivery of combustible construction materials. Additionally, all underground utilities including fire mains, fire hydrants and fire service underground devices shall be installed prior to the delivery of construction materials. An emergency access plan for the site shall be submitted for approval prior to construction.
5. Applicant shall obtain final map approval and record the final map. Once recorded, the applicant shall within thirty days of recordation, provide one mylar copy of the recorded map to the Department of Development Services Engineering Division together with three printed copies of the map for the City's permanent record. The prints and mylar shall be in accordance with City standards.
6. Following issuance of a grading permit the applicant shall complete rough grading in accordance with the approved grading plans and the recommendations of the project's geotechnical engineer. Following completion of the rough grading and prior to issuance of any building permits, provide three originals of the pad compaction certification from the geotechnical engineer and three originals of the pad elevation certification from the project civil engineer to the City project engineer.
7. The applicant shall pay all development impact fees in effect at the time of issuance of building permits. At present, the fees are estimated to be as follows:
 - a. Drainage \$ 23,947 or \$ 1,448/unit
 - b. Traffic \$ 35,064 or \$ 2,138/unit

- | | | | | |
|----|--------------------------|-----------|----|---------------|
| c. | Traffic Signal | \$ 2,838 | or | \$ 173/unit |
| d. | Park-in-Lieu | \$ 87,948 | or | \$ 5,203/unit |
| e. | Public Facilities. . . . | \$ 72,192 | or | \$ 4,274/unit |

A credit for the existing single family residences has been included in the impact fee estimate above.

Impact fee amounts shall be calculated in accordance with current fee ordinances in effect at the time of issuance of building permit. Fee rates include annual adjustment based on the San Diego Consumer Price Index (CPI).

8. Provide a sample of the pattern and color of the proposed interlocking concrete pavers on the entry driveway for approval by the Director of Development Services.
 9. Submit revised site plan and elevation drawings that show the following to the satisfaction of the Director of Development Services:
 - a. Elevation drawings of all trash enclosures, including the provision of a trellis covering for each enclosure.
 - b. The provision of a tot-lot recreation space located adjacent to Unit 18.
 10. A detailed landscape, irrigation, and fencing plan shall be submitted for approval by the Director of Development Services. Design of the plan shall be to the satisfaction of the Director of Development Services and shall include a minimum of four 36-box size trees along the Olive Lane frontage.
 11. Working drawings submitted to the Building Division shall include a certification by a noise acoustician that the requirements of the City of Santee's Noise Ordinance and all Building Code standards for interior noise attenuation will be met.
- F. Prior to any occupancy or use of the premises pursuant to Development Review Permit DR05-30, the following conditions shall be met:
1. Recreation facilities, including the swimming pool, shall be completed prior to occupancy of the first unit and made available for use to the property's residents unless other timing is approved by the Director of Development Services.
 2. All CC&R's shall be submitted to Department of Development Services for approval by the City Attorney and the Director of Development Services and recorded prior to occupancy of any unit to ensure consistency with City codes and applicable project permits and approved plans. A recorded copy shall be provided to Department of Development Services prior to the occupancy of first residential unit. The provisions of the CC&R's shall include

the following:

- a. The permittee and all persons, firms or corporations, owning the property subject to this subdivision map, their heirs, administrators, executors, successors, and assigns shall operate, maintain and repair the landscape areas as shown on the Final Map, site plan, and landscape plan in accordance with the approved CC&Rs primarily for the benefit of the residents of the subject development and shall continue to operate, maintain and repair said areas until such time as the operation and maintenance of said areas is assured by some public agency, district, corporation or legal entity approved by the City Council.
 - b. The maintenance and operation of the improvements shall be assured by the granting of an undivided interest in the subject landscape areas to the purchasers of each of the individual dwelling units in the subject development and inclusion in the deeds conveying said individual units such provisions as: covenants running with the land requiring the owners, their heirs, administrators, successors and assigns to participate in the cost of such maintenance and operation, and the creation of a legal entity right to assess all owners in the cost of the maintenance and of said facilities and capable of maintaining the improvements and said landscaping and walls, and for the participating of the owners of all dwelling units in the maintenance and enforcement of such provisions.
 - c. Disclosure of assessments that may be levied against future property owners, such as street lighting districts, or other improvement district assessments.
 - d. A statement that the entitlements contain an approved Landscaping and Fencing Plan pursuant to DR05-30 and revisions to the perimeter fence plan shall require approval from the Director of Development Services.
 - e. A statement that the development shall provide a minimum 26-foot wide, paved "fire lane" access roadway for the project. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space.
3. The applicant shall submit for approval of the Director of Development

Services the form of public disclosure to homeowners to advise them that the City Maintenance Yard property to the south, located in the Light Industrial zone, and future facility use will generate noise, light and traffic in the area. The form shall be on brightly colored bond, 8½ x 11-inch size and printed in bold letters with a minimum 18-point font.

4. Complete construction of all improvements shown on the approved plans to the satisfaction of the Director of Development Services.
5. Plant all new trees in and within 10 feet of the public right-of-way with root control barriers.
6. Obtain final clearance for occupancy by signature on the final inspection request form from the Building Division, Fire Department and the Planning and Engineering Divisions of the Department of Development Services.
7. Emergency Access/Fire Lanes - Provide a minimum 26-foot wide, paved "fire lane" access roadway for the project. The fire lane width shall be measured curb to curb (or edge of pavement to edge of pavement) and shall extend vertically from grade to the highest point of any structures or obstacles constructed adjacent to the fire lane. No building elements, balconies, drains, projections, or any other object shall encroach into this clear space. The fire lane(s) shall be identified by painting curbs red with white-stenciled letters indicating "NO PARKING – FIRE LANE" every 30 feet. Additionally, signs shall be installed on the edge of the curb indicating the same. Placement of the signs shall be every 75 feet (or other approved spacing), placed in between the curb stenciling. Exact placement shall be approved by the Fire Department prior to installation. The fire lane markings shall be in place prior to occupancy of any of the structures.
8. Complex Address Directory - Provide an illuminated directory map at the entrance of the complex. The directory shall be approximately 12 square feet (or other approved size) and show the layout of buildings, building addresses, hydrant locations and FDC locations. The exact design and location for directory placement shall be approved by the Fire Department prior to installation.
9. Address Numbers - Address numbers shall be placed near the roofline of all structures visible from the street. Numbers shall be block style, 15" in height, black in color (or other approved color), in contrast with their background. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation. Exact location and color to be approved by the Fire Department prior to installation.
10. Commercial Fire Hydrants - The two fire hydrants proposed are acceptable in

the locations provided. These shall be commercial hydrants and have two, 2 1/2" ports and one, 4" port, with a minimum fire flow of 2500 gallons per minute for 3 hours. Hydrants shall be of all bronze construction, painted "fire hydrant yellow" and be installed per Padre Dam Water District requirements. The concrete pad for hydrants shall be constructed per Fire Department standards. Exact location of required hydrants is to be determined by the Fire Department prior to installation.

11. Automatic Fire Sprinkler System - The buildings are required to be constructed with approved automatic fire sprinkler systems installed by a licensed fire sprinkler contractor. Separate plans are required to be submitted to the Fire Department for approval prior to installation. If the sprinkler system has 100 heads or more, the automatic fire sprinkler system is required to be monitored by an approved central station monitoring company. Contact the Fire Department for specific requirements for the automatic fire sprinkler system. A Potter, "SASH-120" Horn/Strobe (or equivalent) shall be located below each address placement for indication of fire sprinkler activation.

12. Potter "SASH-120" Exterior Horn/Strobe For Waterflow Notification - Provide a Potter "SASH-120", all weather, exterior horn/strobe (or equivalent) in lieu of exterior bell on each building for audio/visual notification of sprinkler activation. The horn/strobe is to be installed near the address placement for the building. Exact installation location of the horn/strobe is to be determined by the Fire Department prior to installation.
13. Fire Sprinkler Riser Rooms - Each building or address (equipped with an automatic fire sprinkler system) shall have an enclosed, fire sprinkler riser room accessible from the outside of the building or address. The exact size and location of the riser room shall be approved by the Fire Department prior to construction. This room shall contain the fire sprinkler riser(s) for the building/address, pressure gauges for the system, applicable valves, sprinkler head box, "test and drain" inspectors test valve and any diagrams or documentation for the fire protection systems. These rooms shall have exterior locking hardware and a Knox box shall be located at an approved location near the room for easy Fire Department access.
14. Double Detector Check Valve Assembly/Fire Department Connection (RPDA/FDC) - This device that supplies water to the automatic fire sprinkler system shall be placed in an approved location within 50' of a fire hydrant. The entire device shall be painted red with 2" white-stenciled numbers indicating address served. The assembly shall be equipped with a chain and breakaway locks for security. The concrete pad for the device shall be constructed per Fire Department standards. Location of these devices shall be approved prior to installation. If the building is equipped with central station monitoring of the sprinkler system, the control valves on the device shall be monitored for tamper of the valves.
15. Knox Boxes - Knox Boxes shall be installed at the front entrance, riser room or other required location(s). Knox box applications may be obtained from the Fire Department. Approval of the number and exact mounting location shall be determined by the Fire Department prior to installation.
16. Fire Extinguishers - A minimum of one, 2A10BC fire extinguisher shall be located every 75' of travel distance throughout the complex in fire extinguisher cabinets. Exact extinguisher locations to be determined by the Fire Department prior to installation.
17. Hazardous Materials Signage - Any pool equipment rooms that store or use chlorine or other pool chemicals shall be labeled on the exterior door with NFPA 704 signage for labeling of hazardous materials use, handling or storage. Exact location of signage to be approved by the Fire Department prior to installation.

G. Upon certification by the Director of Development Services for occupancy or establishment of the use allowed by Development Review Permit DR05-30, the following conditions shall apply:

1. All required landscaping shall be adequately watered and well maintained.
2. The structures, common areas, driveways and fencing shall be well maintained.
3. All post construction storm water pollution prevention measures developed for the project shall be well maintained in proper working order.
4. The developer shall provide each property owner with information on the City refuse franchise.
5. Smoke detectors shall be required in all dwelling units per Municipal Code.
6. Complete construction of all improvements shown.

SECTION 5: The terms and conditions of this Development Review Permit approval shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Development Review Permit and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 6: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protest the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin on June 14, 2006.

SECTION 7: The applicant shall defend (with counsel of City's choice, subject to reasonable approval by the applicant) the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack, or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of its approval, and further agrees to indemnify and hold harmless from all costs and expenses (including attorney's fees) associated with any such defense.

SECTION 8: This Development Review Permit expires on June 14, 2009 except where substantial construction has commenced prior to its expiration. If construction of the development has not commenced within the three-year period, said expiration date may be extended pursuant to a request for time extension received 60 days prior

to the original expiration date. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

ADOPTED by the City Council of Santee, California, at a Regular Meeting held this 14th day of June, 2006 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTEE,
CALIFORNIA APPROVING AN APPLICATION FOR CONDITIONAL USE PERMIT
P05-08 TO ALLOW THREE STORY STRUCTURES AT 8850 OLIVE LANE IN THE
R-14 MEDIUM HIGH DENSITY RESIDENTIAL ZONE
APN: 384-330-08**

(RELATED PROJECT NUMBERS TM05-14 AND DR05-30)

WHEREAS, Sections 17.14.030 of the Santee Municipal Code requires approval of a Conditional Use Permit to allow three story structures in an R14 Medium High Density Residential zone; and

WHEREAS, on April 14, 2006 Pacific Homes International, Inc. submitted a complete application for Conditional Use Permit P05-08 for 6, three story structures, concurrent with Development Review Permit DR05-30 to construct 18 multi-family dwelling units and Tentative Map TM05-14 to subdivide 1 gross acre into 18

residential condominium units in the R-14 Medium High Density Residential Zone; and

WHEREAS, in accordance with Public Utilities Code Section 21670, the project was submitted to the San Diego County Regional Airport Authority for review, and on February 6, 2006 the Authority determined that the project is conditionally consistent with the Gillespie Field Airport Influence Area; and

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA), an Initial Study was conducted for Tentative Map TM05-14, Development Review Permit DR05-30 and Conditional Use Permit P05-08, that determined that the project will not result in a significant adverse impact upon the environment and a Negative Declaration was prepared and advertised for public review from April 20, 2006 to May 9, 2006 and no comments were received; and

WHEREAS, the Director of Development Services scheduled Conditional Use Permit P05-08, Development Review Permit DR05-30, and Tentative Map TM05-14, for public hearing on June 14, 2006; and

WHEREAS, on June 14, 2006, the City Council held a duly advertised public hearing for Conditional Use Permit P05-08, Development Review Permit DR05-30, and Tentative Map TM05-14; and

WHEREAS, the City Council considered the Staff Report, and considered all recommendations by staff and public testimony.

NOW, THEREFORE, BE IT RESOLVED by the City of Santee City Council, after considering the evidence presented at the public hearing, as follows.

SECTION 1: Conditional Use Permit P05-08 will not result in a significant adverse impact upon the environment and a Negative Declaration (AEIS 05-36), dated April 20, 2006, is approved.

SECTION 2: The findings in accordance with Section 17.06.030.E of the Zoning Ordinance for Conditional Use Permit P05-08 are made as follows:

- A That the proposed use is in accordance with the Santee General Plan, the objectives of the Development Code, and the purpose of the district in which the site is located. The General Plan land use designation and zoning district for the site is R-14 Medium High Density Residential which is intended for multi-family residential uses. The 3-story development proposed for the project will meet the objectives of the General Plan and zoning district because the proposed three-story building height of 32 feet is below the maximum height of 35 feet established for the R-14 zone. Therefore, the project will not create any structures exceeding the maximum building height permitted for the R-14

zone, in conformance with the goals and objectives of the General Plan and zone.

- B. That the proposed use of 3-story structures, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, because the development on the site has been designed and located to be compatible with the surrounding neighborhood in the following ways: 1) The 18 units are configured in 6 separate buildings, each with 2 to 4 units per building, decreasing the appearance of bulk and density for the project. 2) As viewed from the west and east of the project site, the project presents a front elevation that is architecturally enhanced with use of trellises, decorative upper floor windows, decorative stone applied to the ground floor elevations, a varied paint scheme, and arched and peaked rooflines to break up the monotony and massing of the façade. The buildings also locate garage entrance elevations facing toward the interior of the site. 3) The visibility of the project from the north will be minimized by existing mature landscaping adjacent to the property line as well as an existing intervening parking area buffering project buildings. 4). The majority of the buildings on the subject property are situated over 30 feet away from the south property line. Therefore, although the buildings will have three levels, they will remain below the 35 foot height limit for the R-14 zone, and will not generate an incongruous visual impact to the neighboring uses.
- C. That the proposed use complies with each of the applicable provisions of the Development Code because the project conforms to the site development criteria and the three-story structure is permitted in a R-14 Medium High Density Residential zone with approval of a Conditional Use Permit consistent with the criteria of Section 17.16.030 of the Municipal Code.

SECTION 3: This Conditional Use Permit P05-08 consisting of the construction of six, 3-story structures in the R-14 Medium High Density Residential zone is hereby approved subject to the following conditions:

- A. All construction shall be to the satisfaction of the Director of Development Services, and in substantial conformance with the site plan/tentative map/preliminary grading plan, dated April 14, 2006, and architectural elevations and floor plan dated December 9, 2005, consisting of six (6) sheets, and with the materials and color samples, except as amended by the conditions contained herein.
- B. Prior to issuance of a building permit pursuant to Conditional Use Permit P05-08 the following conditions shall apply to the satisfaction of the Development Services Director:
 - 1. The applicant shall obtain approval of Tentative Map TM05-14 and Development Review Permit DR05-30.
 - 2. Applicant shall comply with all applicable sections of the Municipal

Code, Land Development Manual and Public Works Standards of the City of Santee.

3. All other conditions of approval for Tentative Map TM05-14 and Development Review Permit DR05-30 that are required prior to the issuance of a building permit, shall be satisfied.

- B. Prior to occupancy of any of the proposed six, 3-story structures pursuant to this Conditional Use Permit P05-08, the following conditions shall be satisfied to the satisfaction of the Development Services Director:
1. A "Notice of Restrictions" shall be recorded which discloses the conditions of this Conditional Use Permit P05-08 and existing zoning regulations. The form and content of the notice shall be to the satisfaction of the Director of the Development Services Department.
 2. Obtain final clearance for occupancy by signature on the Final Inspection Card from the Fire Department and the Planning Division of the Development Services Department to determine that all requirements have been met.
- C. Upon establishing the use pursuant to this Conditional Use Permit P05-08, the following conditions shall apply:
1. The parking areas, driveways, and structures shall be well maintained, and the landscaping shall be maintained in a healthy and thriving condition.
 2. All improvements to required yards for landscape screening and decorative block walls shall be well maintained.
 3. All conditions of approval for Tentative Map TM05-14 and Development Review Permit DR05-30 shall apply to this Conditional Use Permit P05-08.

SECTION 4: The terms and conditions of Conditional Use Permit P05-08 shall be binding upon the permittee and all persons, firms and corporations having an interest in the property subject to this Conditional Use Permit P05-08 and the heirs, executors, administrators, successors and assigns of each of them, including municipal corporations, public agencies and districts.

SECTION 5: This Conditional Use Permit P05-08 expires on June 14, 2009 at 5:00 p.m. unless construction of the proposed three story structures in substantial conformance to this Conditional Use Permit is commenced. The City Council expressly grants to the Director of Development Services the authority to extend the expiration date of this approval pursuant to Section 17.04.090.B of the City of Santee Municipal Code, when a request for an extension is filed 60 days prior to the original expiration date.

SECTION 6: Pursuant to Government Code Section 66020, the 90 day approval period in which the applicant may protect the imposition of any fees, dedications, reservations, or exactions imposed pursuant to this approval, shall begin June 14, 2006.

SECTION 7: The applicant shall defend, indemnify, and hold harmless the City of Santee and its officers, employees and agents from any claim, action, or proceeding against the City and/or its officers, employees or agents to attack or set aside, void, or annul the approval of the City of Santee concerning this Resolution or any action relating to or arising out of this approval.

ADOPTED by the City Council of the City of Santee, California at a Regular Meeting held this 14th day of June, 2006 by the following roll call vote to wit:

AYES:

NOES:

ABSENT:

APPROVED:

RANDY VOEPEL, MAYOR

ATTEST:

LINDA A. TROYAN, CITY CLERK